

# Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

**Area Name / Number:** Twin Lakes /53

**Previous Physical Inspection:** 1997

## Sales - Improved Summary:

Number of Sales: 896

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2002 Value</b>	\$52,500	\$123,700	\$176,200	\$187,100	94.2%	8.15%
<b>2003 Value</b>	\$58,200	\$127,800	\$186,000	\$187,100	99.4%	6.62%
<b>Change</b>	+\$5,700	+\$4,100	+\$9,800		+5.2%	-1.53%
<b>% Change</b>	+10.9%	+3.3%	+5.6%		+5.5%	-18.77%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.53% and -18.77% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots, which were verified as or appeared to be market sales, were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002, or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had an improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2002 Value</b>	\$53,400	\$125,000	\$178,400
<b>2003 Value</b>	\$58,700	\$129,100	\$187,800
<b>Percent Change</b>	+9.9%	+3.3%	+5.3%

Number of improved Parcels in the Population: 7630

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

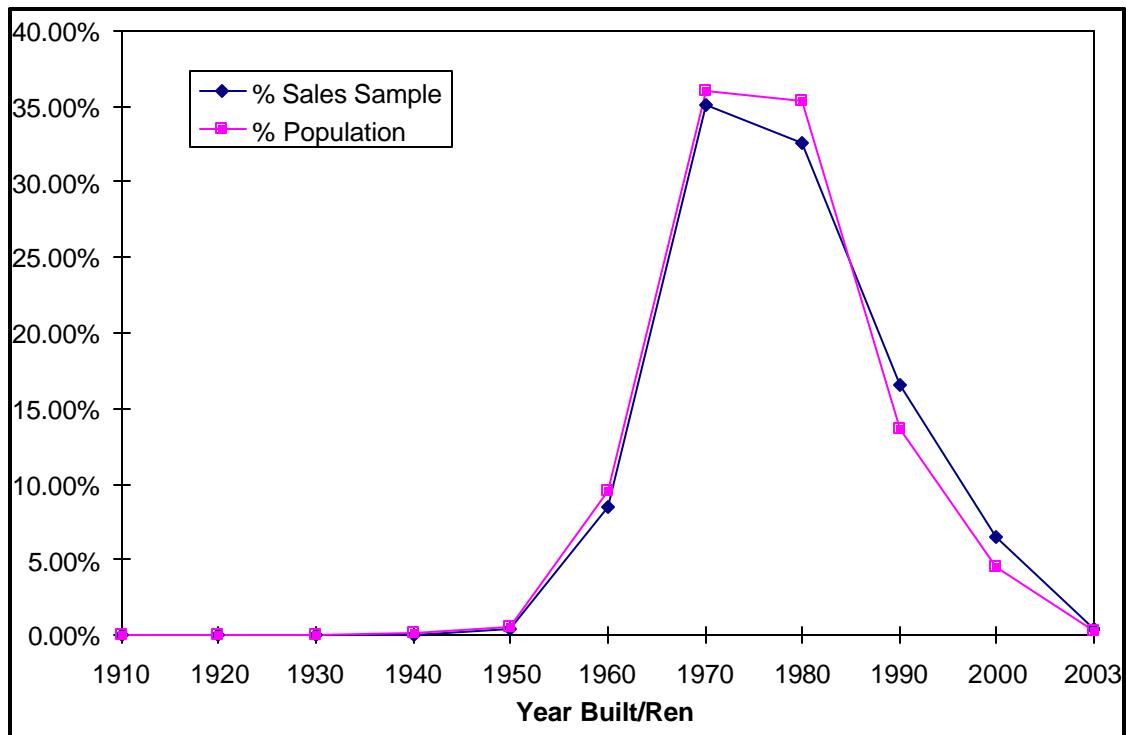
## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.45%
1960	76	8.48%
1970	314	35.04%
1980	292	32.59%
1990	148	16.52%
2000	58	6.47%
2003	4	0.45%
	896	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	0	0.00%
1930	5	0.07%
1940	9	0.12%
1950	39	0.51%
1960	730	9.57%
1970	2750	36.04%
1980	2697	35.35%
1990	1037	13.59%
2000	345	4.52%
2003	17	0.22%
	7630	

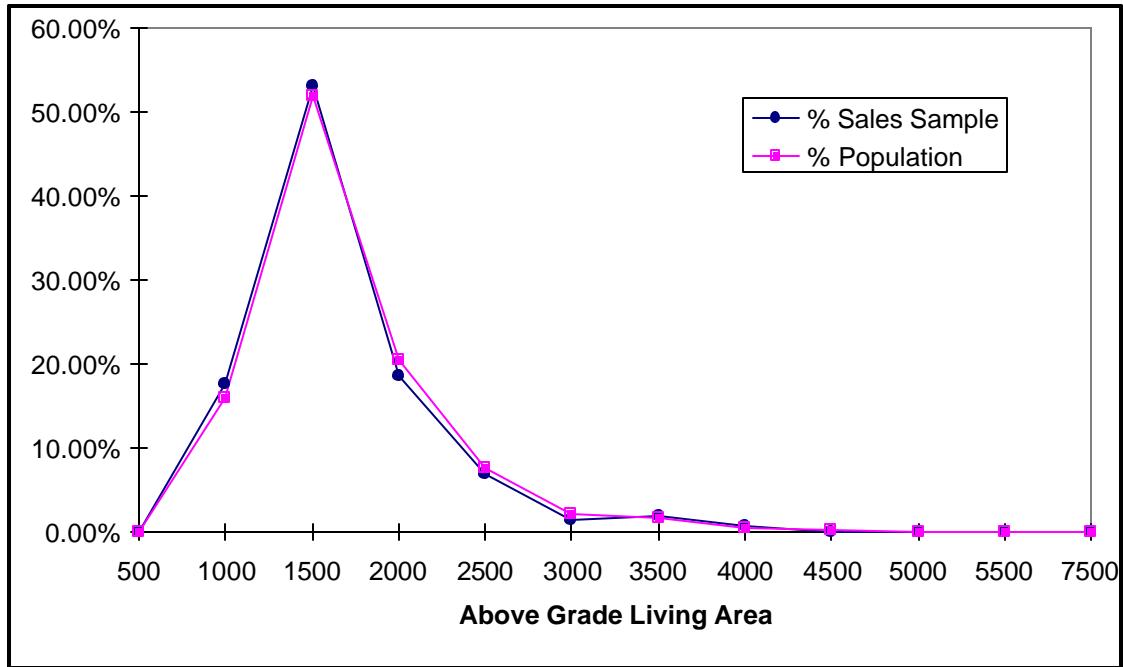


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	158	17.63%
1500	476	53.13%
2000	166	18.53%
2500	61	6.81%
3000	13	1.45%
3500	16	1.79%
4000	6	0.67%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	896	

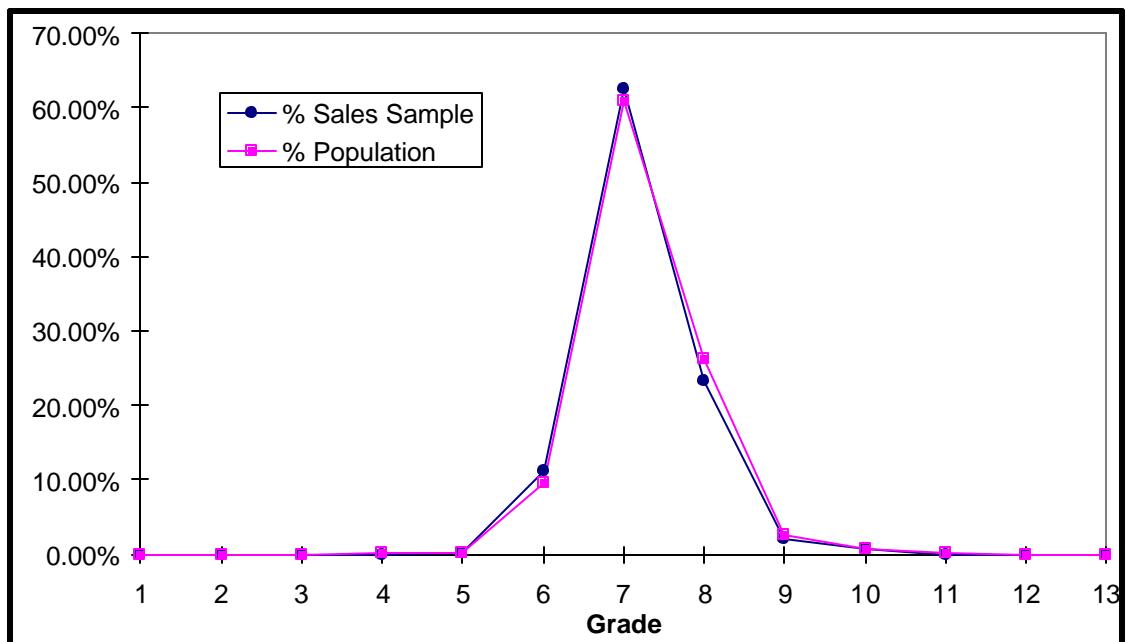
<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.01%
1000	1218	15.96%
1500	3955	51.83%
2000	1564	20.50%
2500	575	7.54%
3000	161	2.11%
3500	117	1.53%
4000	28	0.37%
4500	8	0.10%
5000	3	0.04%
5500	0	0.00%
7500	0	0.00%
	7630	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

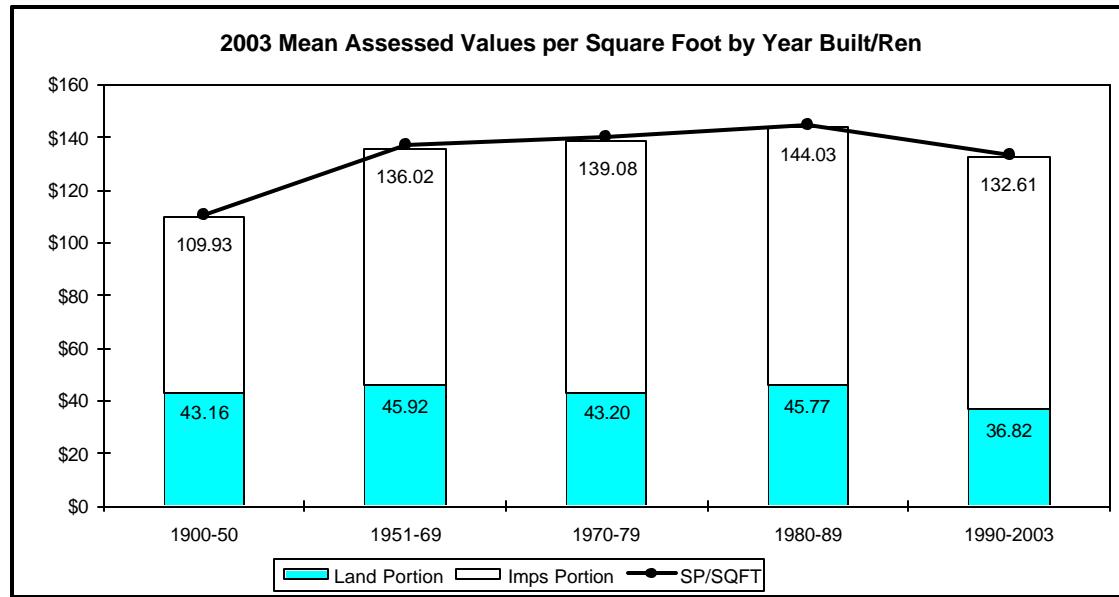
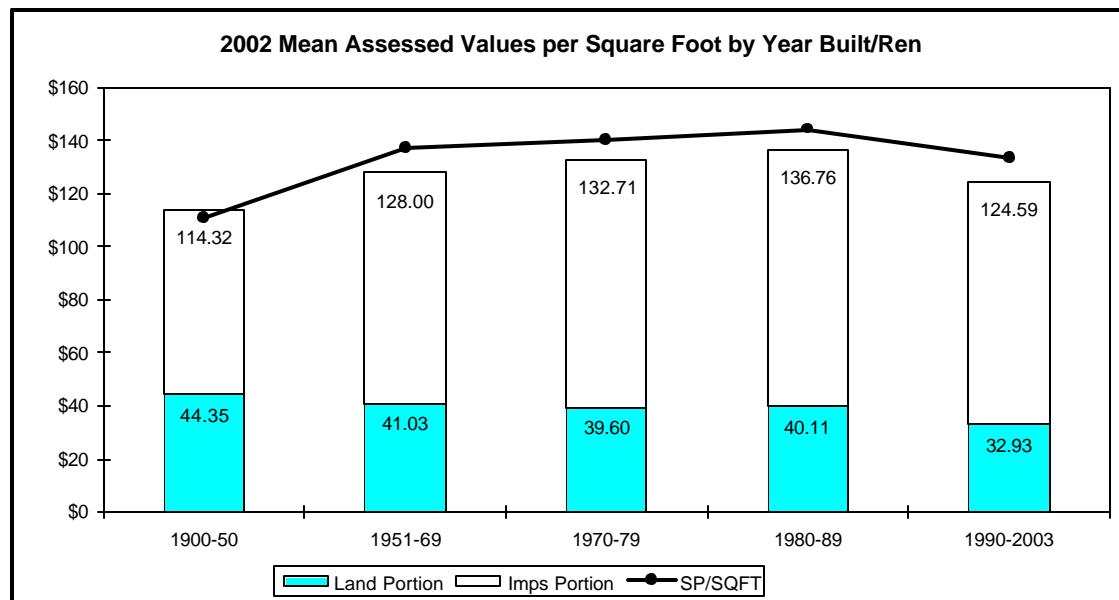
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	3	0.04%
5	2	0.22%	5	8	0.10%
6	100	11.16%	6	733	9.61%
7	561	62.61%	7	4644	60.87%
8	209	23.33%	8	2004	26.26%
9	19	2.12%	9	187	2.45%
10	5	0.56%	10	46	0.60%
11	0	0.00%	11	5	0.07%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
896			7630		



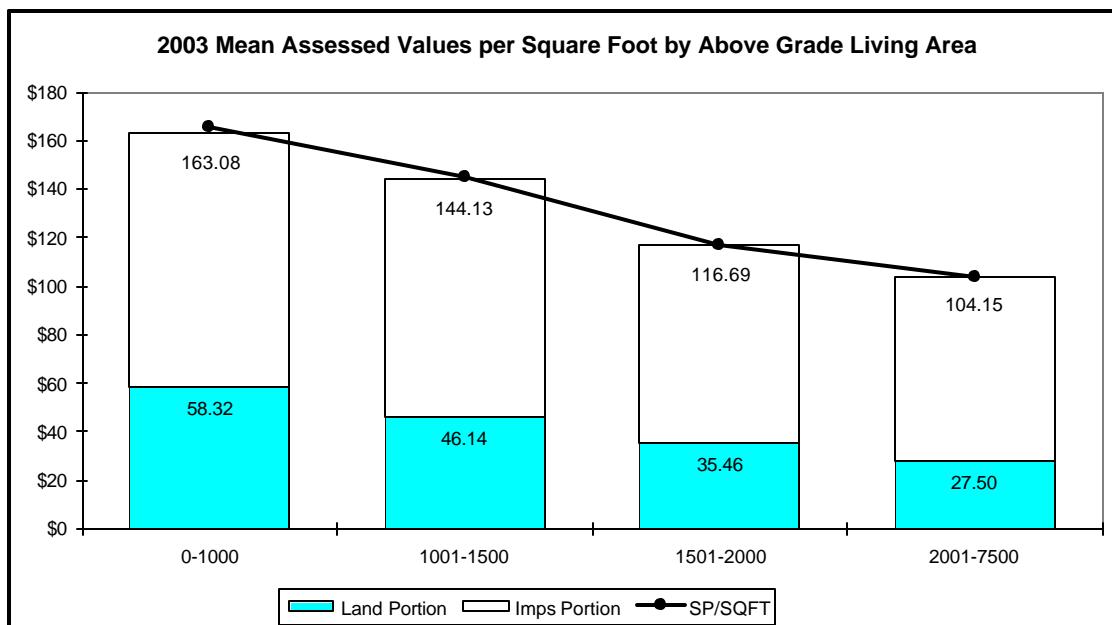
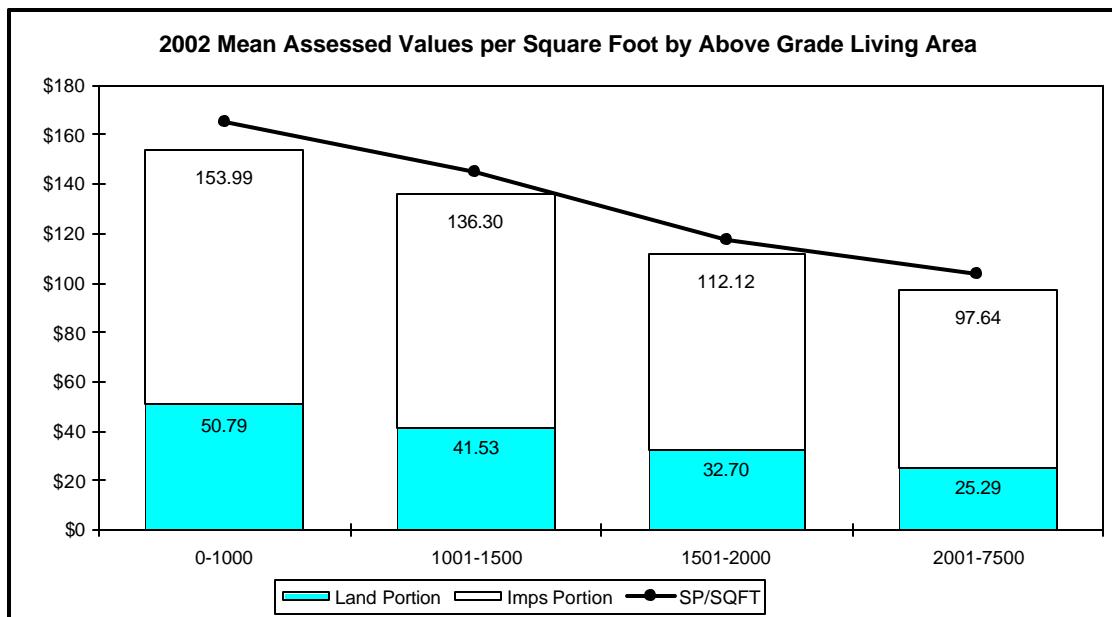
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values by Year Built or Year Renovated***



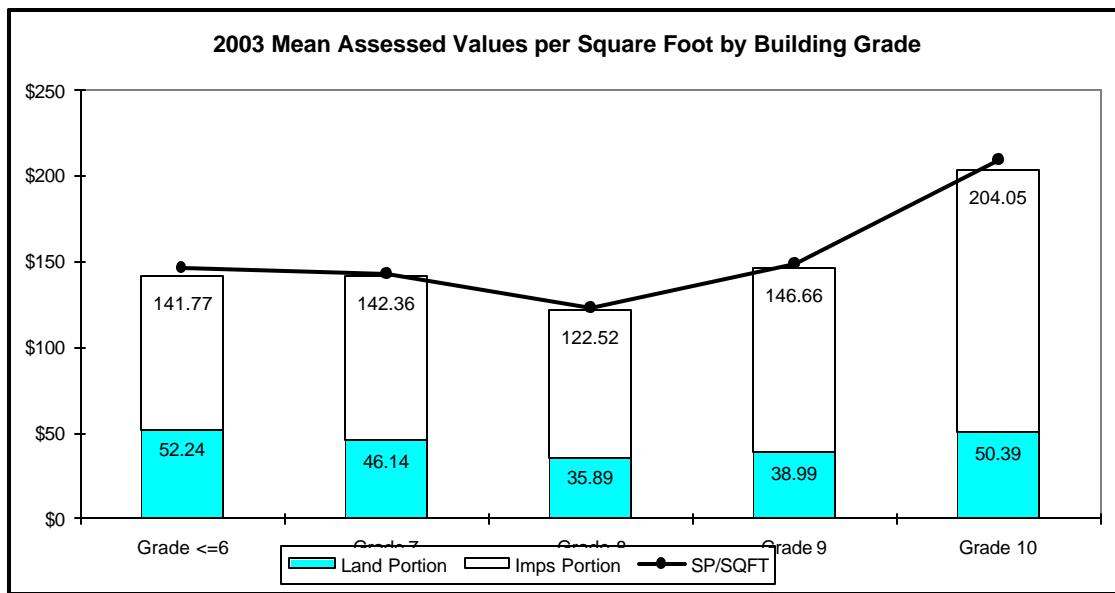
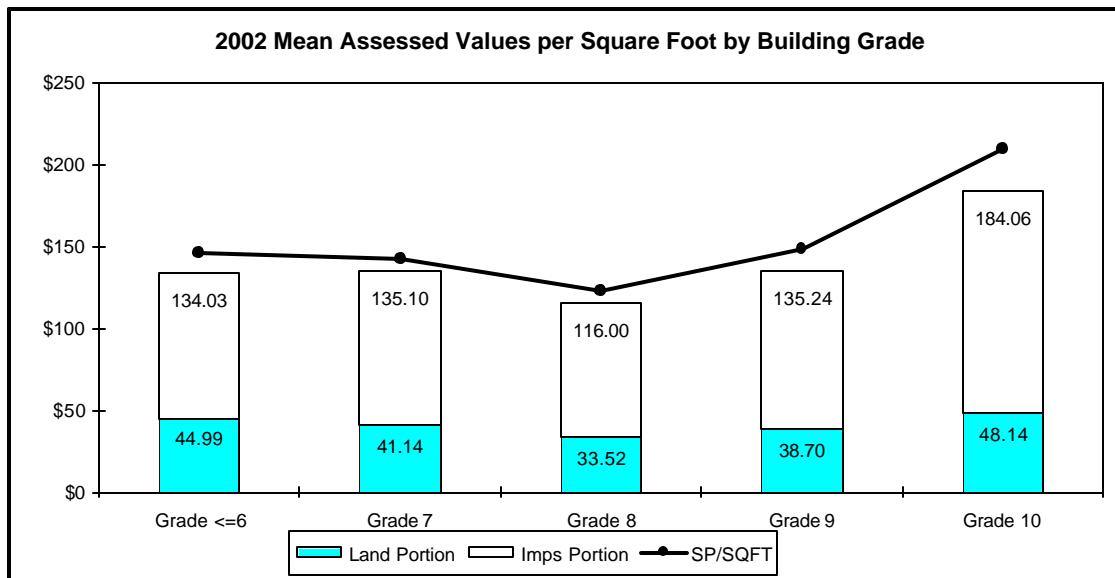
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area**



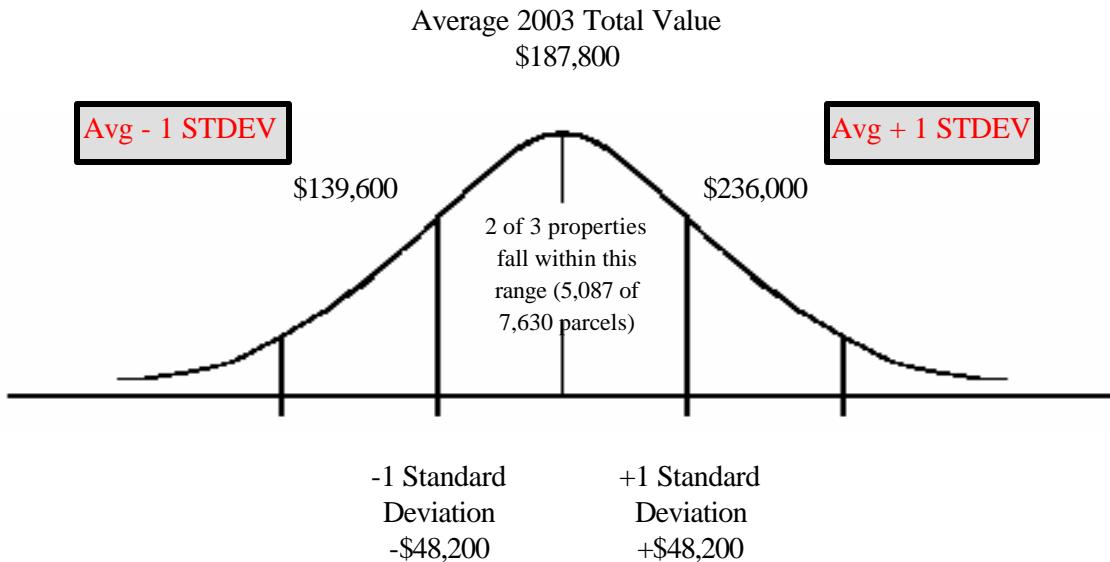
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Comparison of 2002 and 2003 Per Square Foot Values by Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2001 to 1/2003 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Twin Lakes/Area 53

### **Boundaries:**

This area is bounded on the North by SW Dash Point Rd. and on the east by Pacific Hwy South and 231<sup>st</sup> Avenue SW. It is bounded on the south by SW 320<sup>th</sup> and the South King County Line and on the west by 47<sup>th</sup> Avenue SW and Hoyt Rd. SW

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 53 is located in Federal Way south of Dash Point Rd. It includes the Twin Lakes neighborhood. Twin Lakes includes; a golf course, Lake Lorene, Jeanne Lake, and Lake Ponce De Leon all are associated with the golf course community. Mirror Lake is the largest lake in Area 53 and is located in sub Area 13. The homes in Area 53 are typically Grade 7 built in the 1970's and 1980's. A plat of larger, higher grade homes (Bay View Estates) is in the North part of Area 53. There is a reasonable buffer between commercial and residential properties. Goods and services are conveniently located in proximity to residential neighborhoods.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.15% to 6.62%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2001 to 1/2003 were given primary consideration for valuing land. A majority of the parcels are located in older established plats. It was necessary to use vacant land sales from newer plats and vacant infill sales from older plats as well as allocation analysis to validate current land values. Other lakes outside Area 53 and similar to Mirror Lake were researched in an attempt to find vacant waterfront sales.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all

sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 7897 parcels in Twin Lakes Area 53 most of which are located in developed plats. This area is almost completely built up and there is very little vacant land left. It was necessary to expand the time frame to 3 years to have enough sales for analysis. Land to building allocation was also looked at for support of the land sales.

There are three main markets in this area; non-view lots in plats, Twin Lakes Golf Course and waterfront lots in Twin Lakes and Mirror Lake. The majorities of the lots are in platted subdivisions and were valued on a site basis with adjustments for quality of the sub-division and lot size. Sales in several of the sub-divisions indicated that a value different from the base land model should be used. Westway is a townhouse subdivision that has very small lots. These were valued at a lower lot value. The lots in Bayview have higher grade homes and more amenities than standard lots. These were valued at a higher lot value. The Twin Lakes sub-divisions; Lake Lorene, Lake Ponce De Leon, and Lake Jeanne plats are located within the golf course area and have more amenities than the standard lots within Area 53. They are valued at a higher lot value with adjustments for the location to the golf fairway. The lots located on Lakes; Lorene, Ponce De Leon and Jeanne were valued on a site basis not on a waterfront foot basis.

There was 1 vacant waterfront sale in this area. A search for waterfront sales was made in surrounding areas. Three more sales were found. As a result the waterfront lots were adjusted upwards slightly and lot values were equalized.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## **Land Value Model Calibration**

### **Area 53 – Sub Areas 13 and 17**

Base Lot Value =7,000 to 15,000 Square Feet

No View, No Waterfront, No Topography problems

Sidewalks, gutters, streetlights included

Neighborhood adjustments +/- \$5,000

5,000 to 7,000 sq ft	\$50,000
7,000 to 15,000 sq ft	\$55,000
15,001 to 25,000 sq ft	\$60,000
25,001 to 30,000 sq ft	\$70,000
0.75 acre	\$75,000
1.00 acre	\$80,000
1.25 acre	\$85,000
1.50 acre	\$90,000
1.75 acre	\$105,000
2.00 acre	\$120,000
2.50 acre	\$150,000
3.00 acre	\$180,000
3.50 acre	\$210,000
4.00 acre	\$240,000
4.50 acre	\$270,000
5.00 acre	\$300,000

#### **Lot size adjustments:**

Note: Acreage parcels 1.50 and larger are valued at 4 lots per acre x \$15,000 per lot. This is based on current development requirements by the City of F.W. and cost information from buyers and developers.

#### **Additional adjustments:**

Heavy traffic	-10%
Other nuisance	-10% to 20%
Topography	-10% to 50%
Water problems	-25% to 50%

#### **Mirror Lake Waterfront (Sub-Area 13)**

Base lot value \$85,000 + \$500 per waterfront foot

**Westway Townhouse Plat (932090)**

\$30,000 for lots =>3000 square feet and \$10,000 for lots <3000

**Bayview and Twin Lakes****Base Lot Values for:**

Bayview Estates	\$100,000
Bayview Townhouses	\$80,000

**Views :**

Mountain		Territorial:		Sound:	
Average	+ \$20,000	Average	+\$10,000	Fair	+\$15,000
Good	+ \$25,000	Good	+\$15,000	Av	+\$20,000
Excellent	+ \$30,000	Excellent	+\$20,000	Good	+\$25,000
				Excellent	+\$30,000

Multiple view adjustments are found primarily in Bayview Estates, and in Twin Lakes Divisions #5 and #6. The average cumulative land value for view properties in these plats are:

Bayview Estates (49 parcels) = \$144,000

Twin Lakes Div. #5 (20 parcels) = \$112,000

Twin lakes Div. #6 (37 parcels) = \$112,000

**Twin Lakes: (Sub-Area 17)**

Base land = \$60,000

Adjacent to the Golf Course      +\$15,000

**Twin Lakes Division 5** (873198) has 7 lots that are coded as fairway, there is a row of trees that block the view of the fairway, therefore these lots, minor #'s 0630, 0640, 0650, 0660, 0670, 0680 and 0690 have been valued at base lot value of \$60,000.

**Lake Ponce De Leon: (Sub Area 17)**

Waterfront lots = \$80,000

Man made lake with a fountain in the middle. There is a public park but no houses on the north side of the lake.

**Lake Jeanne & Lake Lorene: (Sub-Area 17)**

Waterfront lots = \$90,000

Small Lakes no motor boats allowed

***Vacant Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
13	062104	9132	12/05/02	82500	29316	N	N
13	062104	9133	06/13/02	72500	24162	N	N
13	072104	9029	12/19/02	127500	103237	N	N
17	122103	9113	04/29/02	65000	10000	N	N
17	142103	9100	11/25/02	51500	89733	N	N
17	179000	0090	12/16/01	49500	13850	N	N
17	242103	9105	01/26/01	81000	80517	N	N
17	327905	0010	05/25/01	82000	17532	N	N
17	327905	0030	04/19/02	59000	17070	N	N
17	536020	0031	01/03/01	60000	21120	N	N
17	873196	0030	12/09/02	95000	11696	Y	Y
26-12	92104	9012	01/30/01	240000	185565	Y	Y
27-9	572900	90	05/30/01	165000	18735	Y	Y
27-12	401380	30	06/28/00	60000	33444	Y	Y

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
17	010920	0750	6/26/02	183000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	242103	9011	9/13/02	144000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
17	502945	0950	7/22/02	192763	GOVERNMENT AGENCY;
17	932090	0010	1/19/01	71761	GOVERNMENT AGENCY;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2001 to 1/2003 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The Twin Lakes Area was developed during the 1970's and 1980's, with development tapering off in the 1990's as there is little land left to develop. The houses built were Grade 6, 7, and 8's with the predominate styles being ramblers and split level homes.

The total value models for this area are characteristic based. The model performs best on parcels which were well represented in the sample

The population was well represented by the sales data except for high grade, custom quality homes, and parcels with excessive lot size. There are 53 homes graded above grade 9, which are located almost entirely in the subdivision Bay View Estates (058755). The model did not fully capture the value of these homes; therefore an adjustment of 1.20 was applied to EMV. Sales in the sub-division of Grouse Point (294450) indicated an adjustment to EMV of 1.05. Homes on lots of greater than 1 acre were valued at RCNLD.

### **Mobile Home Analysis**

There are 63 mobile homes in Area 53. There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the new land value plus the cost of the mobile home as determined by the Boeckh cost model. Total average increase to mobile homes is 4.86%.

$$\text{“2003 Total Value} = \text{2003 Boeckh Cost} + \text{New Land”}$$

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **Sub Area 53**

#### **Multiplicative Estimated Total Market Value Model**

<b>Variable</b>	<b>Definition/Transformation</b>
MajNumeric 932090 YN	Plat of Westway /Yes or No
Base Land	Lot Value
Age	Age of Improvement
Grade	Improvement Grade-Quality of Construction
HiGrade	Improvement Grade 9 and Above
Fair YN	Condition of Improvement - Fair
Good YN	Condition of Improvement –Good
AGLA	Above Ground Living Area
TotCvdPkg	Total Square Footage of All Covered Parking
FlrAboveFst	Living Area Above First Floor
BsmtNoGar	Total Basement Square Foot less Basement Garage Square Foot
FinBGrGt5	Finished Basement Grade if above Grade 5
Lot Size	Square Foot of Lot
TotView	Combined View Code
Small Lots YN	Lots Less Than 5000 Square Feet in Plats 084850 and 327581 But Not 932090

3.64207

$$\begin{aligned}
 & + \text{IF}(\text{MajNumeric}=932090)*(\text{LN}(10)) * -0.08214327 \\
 & + \text{LN}(\text{BaseLand}/1000) * 0.1276291 \\
 & + \text{LN}(\text{Age}+1) * -0.08166226 \\
 & + \text{LN}(\text{EXP}(\text{Grade})) * 0.04422249 \\
 & + \text{IF}(\text{Grade}>=9)*(\text{LN}(10)) * 0.04503623 \\
 & + \text{IF}(\text{Cond}=2)*(\text{LN}(10)) * -0.04712472 \\
 & + \text{IF}(\text{Cond}=4)*(\text{LN}(10)) * 0.02118284 \\
 & + \text{LN}(((\text{AGLA}<750)*750)+((\text{AGLA}>=750)*(\text{AGLA}<=3000)*\text{AGLA})+((\text{AGLA}>3000)*3000))/100) * 0.2737116 \\
 & + \text{LN}((\text{CovPkg}/10)+1) * 0.01573616 \\
 & + \text{LN}(((\text{SndFlr}+\text{HlfFlr}+\text{UprFlr})/100)+1) * 0.02280603 \\
 & + \text{LN}(((\text{TotBsmt}-\text{BsmtGar})/100)+1) * 0.0419367 \\
 & + \text{LN}(((\text{FinBGrade}>5)*(\text{FinBsmt})/100)+1) * 0.02502621 \\
 & + \text{LN}(\text{SqFtLot}/100) * 0.0353534 \\
 & + \text{LN}((\text{MtR}+\text{Oly}+\text{Cascade}+\text{Terr}+\text{SeaSky}+\text{PugSnd}+\text{LkWa}+\text{LkSam}+\text{SmLkRvCr}+\text{OthView})+1) * 0.1220828 \\
 & + \text{IF}(\text{SqFtLot}<5000)*(\text{MajNumeric}<>932090)*((\text{MajNumeric}=084850)+(\text{MajNumeric}=327581))*(\text{LN}(10)) * -0.04724922
 \end{aligned}$$

## **Exceptions to Model**

Poor and very good condition

Lot size less than 1000 square feet

Building grade less than 3 = RCNLD or RCN

Net Condition

Obsolescence

Percent Complete

Unfinished Floor Area

Additional Cost

Grade 10 and 11= EMV\*1.20

Grouse point Sub Division (294450) = EMV\*1.05

Improved Parcels on acres over 1= RCNLD where RCNLD is greater than EMV

Multiple Buildings = EMV for main improvement plus RCNLD on secondary improvement

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
13	072104	9175	08/22/02	152000	800	0	5	1952	4	16988	N	N	1260 SW 312TH ST
13	082104	9257	06/21/01	186000	980	0	5	1984	4	32670	N	N	190 S 312TH ST
13	178870	0030	12/30/02	128200	780	0	6	1960	3	9600	N	N	808 SW 304TH ST
13	556000	0680	05/10/02	126500	790	0	6	1961	3	10057	N	N	30505 1ST PL SW
13	178830	0030	07/17/02	150400	800	0	6	1958	4	8424	N	N	1012 SW 307TH ST
13	178890	0160	07/23/01	143000	800	0	6	1960	3	9000	N	N	348 SW 305TH ST
13	178870	0230	04/11/02	140950	800	0	6	1959	4	8850	N	N	847 SW 307TH ST
13	178870	0290	06/18/01	146000	800	0	6	1959	3	8740	N	N	1002 SW 308TH ST
13	556000	0380	03/19/02	129500	800	0	6	1961	3	8400	N	N	30645 3RD AV SW
13	178890	0460	11/11/02	133000	800	0	6	1960	4	10800	N	N	30700 5TH AV SW
13	178880	0480	05/29/02	141000	800	0	6	1959	4	8640	N	N	609 SW 305TH ST
13	178880	0540	12/26/02	148000	800	0	6	1959	3	9450	N	N	30539 6TH AV SW
13	178830	0060	11/07/01	147860	810	0	6	1958	3	15000	N	N	1031 SW 307TH ST
13	178890	0280	11/20/01	138150	810	0	6	1960	3	9198	N	N	30567 5TH AV SW
13	178880	0850	12/24/02	151000	810	0	6	1959	5	8784	N	N	30542 6TH AV SW
13	178890	0070	08/23/02	145500	820	0	6	1960	4	10200	N	N	404 SW 305TH ST
13	556000	0800	08/08/02	150350	820	0	6	1961	3	8400	N	N	30650 2ND AV SW
13	178880	0210	11/21/01	158800	830	300	6	1959	4	9600	N	N	30535 7TH AV SW
13	178890	0080	11/05/01	152500	840	620	6	1960	4	9600	N	N	412 SW 305TH ST
13	556000	0110	10/09/01	141500	840	0	6	1961	3	8470	N	N	234 SW 305TH ST
13	178880	0150	04/24/01	146000	840	0	6	1959	3	8880	N	N	656 SW 305TH ST
13	556000	0410	03/26/02	165000	840	500	6	1961	4	9900	N	N	203 SW 305TH ST
13	556000	0480	11/20/01	142500	840	0	6	1961	4	8470	N	N	30610 3RD AV SW
13	178880	0950	03/22/02	141100	840	0	6	1959	4	10043	N	N	558 SW 305TH ST
13	556000	1000	11/15/02	147000	870	0	6	1961	4	12500	N	N	114 SW 306TH ST
13	259970	0210	04/12/01	142000	880	0	6	1970	3	7560	N	N	30170 3RD PL SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
13	556000	0620	08/08/01	137000	880	0	6	1962	3	8450	N	N	30617 2ND AV SW
13	178880	0090	08/12/02	187000	940	0	6	1959	3	8520	N	N	614 SW 305TH ST
13	339180	0070	08/09/02	151500	970	0	6	1961	3	9760	N	N	30221 1ST PL S
13	178880	0510	03/27/01	135950	1020	0	6	1959	4	9310	N	N	30521 6TH AV SW
13	178890	0660	10/22/02	149950	1020	0	6	1960	4	8400	N	N	30528 4TH AV SW
13	178890	0680	08/22/02	134500	1020	0	6	1960	3	8400	N	N	30542 4TH AV SW
13	178890	0750	03/29/01	135000	1020	0	6	1960	3	8760	N	N	30714 4TH AV SW
13	556000	1050	12/19/02	135000	1020	0	6	1961	3	9350	N	N	122 SW 307TH ST
13	178890	0670	01/02/02	146000	1030	0	6	1960	4	8400	N	N	30534 4TH AV SW
13	178890	0220	07/06/01	136950	1050	0	6	1960	4	9600	N	N	30531 5TH AV SW
13	178880	0240	01/25/01	159500	1050	800	6	1959	4	9471	N	N	30619 7TH AV SW
13	178880	0170	03/19/01	159950	1060	580	6	1959	4	8470	N	N	30509 7TH AV SW
13	556000	0330	12/12/02	151500	1060	0	6	1961	3	8400	N	N	30611 3RD AV SW
13	178870	0225	07/17/02	155000	1080	0	6	1959	4	8850	N	N	1003 SW 307TH ST
13	556000	0850	08/26/02	130000	1080	0	6	1961	3	8400	N	N	30651 1ST PL SW
13	556000	0940	01/25/01	139000	1080	0	6	1961	3	8307	N	N	30515 1ST PL SW
13	178890	0690	11/09/01	144000	1100	0	6	1999	3	8400	N	N	30548 4TH AV SW
13	178880	0740	07/30/02	144000	1105	0	6	1959	3	8400	N	N	30538 7TH AV SW
13	178880	0960	08/15/02	155950	1110	0	6	1959	4	8640	N	N	550 SW 305TH ST
13	556000	0350	07/24/02	146000	1120	0	6	1961	3	8400	N	N	30625 3RD AV SW
13	178830	0055	09/27/01	155000	1160	0	6	1958	4	14196	N	N	1025 SW 307TH ST
13	556000	0370	09/11/02	152000	1170	0	6	1961	4	8400	N	N	30639 3RD AV SW
13	259970	0160	12/05/01	149000	1220	0	6	1969	3	7590	N	N	400 SW 304TH ST
13	555920	0010	10/16/02	285000	1240	0	6	1995	4	16008	Y	Y	411 SW 312TH ST
13	178880	0780	07/20/01	131114	1250	0	6	1959	3	9000	N	N	30514 7TH AV SW
13	178880	0890	10/22/01	149900	1270	0	6	1961	4	8750	N	N	30566 6TH AV SW
13	082104	9172	07/26/01	153000	1310	0	6	1946	3	8468	N	N	320 S 312TH ST
13	025300	0380	04/27/01	148950	1340	0	6	1984	3	8423	N	N	30311 13TH AV S
13	555920	0110	02/16/01	190000	1520	0	6	1943	3	27904	Y	Y	31260 8TH AV SW
13	556000	0700	11/22/02	148450	1600	0	6	1961	4	7571	N	N	155 SW 305TH ST

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**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
13	072104	9129	07/26/02	159000	1610	0	6	1953	3	30000	N	N	824 SW 312TH ST
13	072104	9224	03/14/02	169500	1610	0	6	1961	3	20037	N	N	1305 SW 310TH ST
13	556000	1040	11/22/02	164000	1860	0	6	1995	3	11520	N	N	121 SW 306TH ST
13	072104	9091	08/09/01	163000	1970	0	6	1949	4	15378	N	N	1411 SW DASH POINT RD
13	555730	0050	08/24/01	159000	760	440	7	1982	3	7140	N	N	31806 10TH PL SW
13	555730	0190	03/27/02	182000	760	440	7	1980	4	8400	N	N	31620 11TH PL SW
13	555730	0290	02/04/02	145400	770	0	7	1980	3	7245	N	N	1028 SW 316TH PL
13	416795	0360	04/22/02	178900	810	770	7	1992	3	8113	N	N	31750 14TH WY SW
13	178870	0330	02/08/02	167950	840	500	7	1959	3	8800	N	N	30402 8TH AV SW
13	555730	0060	03/11/02	172000	850	430	7	1982	3	10000	N	N	31804 10TH PL SW
13	555731	0260	06/24/02	177000	850	430	7	1982	3	7406	N	N	31624 9TH PL SW
13	555730	0360	09/21/01	164990	850	430	7	1980	3	7729	N	N	1121 SW 317TH ST
13	555731	0420	09/05/01	165000	850	430	7	1981	3	6919	N	N	821 SW 317TH PL
13	326070	0170	03/05/01	130500	860	0	7	1970	3	7252	N	N	802 S 327TH ST
13	326070	0570	02/19/01	137990	860	0	7	1971	3	9500	N	N	32607 8TH CT S
13	555731	0220	09/03/02	164950	900	0	7	1981	3	6917	N	N	828 SW 317TH PL
13	555730	0070	05/07/02	184000	940	260	7	1982	4	7650	N	N	31802 10TH PL SW
13	039580	0100	08/13/01	146000	940	0	7	1965	3	10168	N	N	512 SW 303RD ST
13	555731	0180	05/15/02	186000	940	260	7	1981	3	6939	N	N	823 SW 316TH CT
13	555731	0200	06/18/01	176000	940	260	7	1981	3	7220	N	N	816 SW 317TH PL
13	555730	0280	09/07/01	177000	940	640	7	1980	3	7245	N	N	1022 SW 316TH PL
13	326070	0720	04/24/01	149950	940	0	7	1973	3	6405	N	N	907 S 327TH ST
13	358400	0080	03/19/01	142000	950	0	7	1968	4	8640	N	N	1044 S 317TH ST
13	091900	0065	10/23/02	185000	960	940	7	1967	3	11815	N	N	30439 10TH AV S
13	232970	0210	02/14/02	176000	960	500	7	1967	4	10509	N	N	30809 3RD AV S
13	039580	0390	04/25/01	152000	960	0	7	1966	4	8400	N	N	612 SW 302ND ST
13	555770	0010	10/30/01	155000	970	0	7	1966	3	10703	N	N	30802 7TH AV SW
13	794170	0010	02/20/02	139000	970	0	7	1968	3	7350	N	N	31614 6TH AV S
13	327610	0020	02/12/01	145000	970	0	7	1960	4	9800	N	N	30233 4TH PL SW
13	232960	0070	12/14/01	152500	970	0	7	1964	4	8400	N	N	30423 3RD PL S

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**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
13	794170	0080	06/04/02	148000	970	0	7	1968	3	7665	N	N	412 S 316TH PL	
13	609390	0090	08/22/01	184000	970	970	7	1966	4	9225	N	N	32116 9TH AV S	
13	794170	0120	03/23/01	144300	970	0	7	1968	4	7200	N	N	435 S 316TH PL	
13	339210	0130	07/09/02	149110	970	0	7	1965	3	8395	N	N	30650 1ST PL S	
13	555770	0140	11/07/02	164000	970	0	7	1966	3	11468	N	N	31045 7TH AV SW	
13	794170	0140	09/13/02	154490	970	0	7	1968	3	7200	N	N	449 S 316TH PL	
13	556000	0170	04/26/02	156100	970	0	7	1961	3	8591	N	N	121 SW 304TH ST	
13	555820	0200	02/21/01	143000	970	0	7	1960	3	11400	N	N	31027 8TH AV SW	
13	794170	0240	07/03/01	151272	970	0	7	2001	3	8240	N	N	31702 5TH AV S	
13	794170	0250	11/28/01	144150	970	0	7	1968	3	11495	N	N	31700 5TH AV S	
13	232970	0310	07/19/01	158500	970	0	7	1966	4	10200	N	N	30653 3RD PL S	
13	232960	0320	06/24/02	158500	970	0	7	1963	3	8346	N	N	30523 4TH AV S	
13	339180	0320	05/14/02	153000	970	0	7	1961	3	7200	N	N	30218 2ND AV S	
13	794170	0380	07/30/02	153000	970	0	7	1968	4	7650	N	N	31714 5TH AV S	
13	794170	0400	06/28/01	150000	970	0	7	1968	3	7200	N	N	503 S 317TH ST	
13	232970	0420	11/04/02	156700	970	0	7	1967	4	8400	N	N	30442 3RD AV S	
13	072104	9178	05/20/02	158247	970	0	7	1978	3	13503	N	N	1035 SW 308TH ST	
13	860340	0080	04/26/01	134500	980	0	7	1957	3	10855	N	N	31257 7TH AV S	
13	326070	0810	08/21/01	142000	980	0	7	1974	3	7455	N	N	32522 10TH PL S	
13	609400	0190	11/27/02	155000	990	0	7	1959	4	9450	N	N	858 S 318TH ST	
13	609400	0250	02/27/02	154000	990	0	7	1959	4	11600	N	N	831 S 319TH PL	
13	858220	0040	08/14/01	150000	1000	0	7	1968	3	7200	N	N	31224 9TH AV S	
13	794150	0150	07/26/02	164000	1000	0	7	1967	4	7560	N	N	31719 7TH PL S	
13	787520	0245	07/25/02	152500	1000	0	7	1955	3	9500	N	N	1254 S 315TH ST	
13	931500	0030	07/13/01	148000	1010	0	7	1963	3	8395	N	N	809 S 308TH ST	
13	787500	0065	11/25/02	165000	1010	0	7	1954	4	10010	N	N	31207 13TH AV S	
13	174510	0110	10/29/01	165000	1010	530	7	1968	3	7925	N	N	30605 8TH PL S	
13	064300	0120	09/23/02	178000	1010	620	7	1962	3	11060	N	N	30212 7TH AV S	
13	024800	0180	06/04/01	165000	1010	700	7	1962	4	9600	N	N	30846 10TH AV SW	
13	339210	0290	07/12/02	160000	1010	0	7	1964	4	10450	N	N	30802 2ND AV S	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
13	072104	9170	08/21/02	176700	1010	500	7	1962	4	10088	N	N	31200 10TH PL SW
13	416810	0370	05/28/02	160000	1020	380	7	1963	3	9984	N	N	31609 13TH AV SW
13	794180	0030	08/27/02	189300	1030	310	7	1984	3	7200	N	N	31630 4TH AV S
13	358400	0380	08/01/01	148000	1030	0	7	1968	4	9450	N	N	1075 S 317TH ST
13	515370	0030	02/19/02	160000	1040	650	7	1973	3	7210	N	N	30331 10TH AV S
13	858800	0580	11/07/02	140000	1040	0	7	1956	3	9375	N	N	31526 13TH AV S
13	326070	0760	03/14/02	175000	1040	800	7	1975	3	6405	N	N	1005 S 327TH ST
13	326070	0930	02/20/02	154950	1040	0	7	1974	3	7020	N	N	32600 10TH AV S
13	787520	0145	11/08/02	164098	1060	0	7	1955	3	9375	N	N	31321 12TH PL S
13	555820	0180	03/25/02	147500	1060	0	7	1960	3	10125	N	N	31011 8TH AV SW
13	150241	0320	11/18/01	168000	1060	540	7	1986	3	8190	N	N	711 S 325TH ST
13	232970	0090	12/26/02	160950	1070	0	7	1967	4	8400	N	N	30443 3RD AV S
13	794300	0120	10/28/02	212000	1070	750	7	1986	3	7560	N	N	31407 3RD PL S
13	091900	0155	06/19/02	155000	1070	0	7	1963	3	11616	N	N	30657 11TH AV S
13	024800	0080	11/26/02	210900	1080	650	7	1975	4	9600	N	N	30845 10TH AV SW
13	515390	0100	07/17/01	159950	1080	0	7	1966	3	5104	N	N	1018 S 301ST ST
13	064310	0230	03/13/02	145700	1080	0	7	1967	3	7992	N	N	30302 6TH AV S
13	515390	0030	10/21/02	175000	1090	490	7	1974	3	7320	N	N	30106 11TH PL S
13	326070	0410	12/13/01	149000	1090	0	7	1972	4	7280	N	N	873 S 326TH ST
13	555750	0270	08/15/01	196250	1100	600	7	1962	3	9579	N	N	205 SW 313TH ST
13	337530	0470	05/17/01	199000	1100	490	7	1985	3	11634	N	N	127 S 317TH PL
13	337530	0630	01/09/02	185000	1130	820	7	1980	3	8728	N	N	31720 3RD PL S
13	064300	0301	05/29/01	157000	1140	0	7	1962	3	10620	N	N	30233 7TH AV S
13	416795	0520	11/29/01	180000	1140	1040	7	1992	3	8695	N	N	31948 14TH WY SW
13	787520	0015	06/24/02	154500	1150	0	7	1955	3	7840	N	N	31308 13TH AV S
13	555732	0040	04/23/01	194700	1150	720	7	1994	3	5324	N	N	911 SW 319TH PL
13	337530	0180	04/22/02	188950	1160	280	7	1983	3	10195	N	N	31608 3RD PL S
13	416795	0200	10/21/02	195700	1160	0	7	1992	3	6263	N	N	31735 14TH WY SW
13	609390	0080	08/28/01	193000	1170	500	7	1960	3	9954	N	N	32106 9TH AV S
13	104250	0130	03/16/01	185000	1170	800	7	1960	3	9936	N	N	627 S 305TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
13	091900	0180	02/27/02	180000	1170	0	7	1966	4	9241	N	N	30626 11TH AV S	
13	515365	0180	10/29/01	198900	1170	1150	7	1981	3	6900	N	N	30341 9TH AV S	
13	091900	0295	03/21/02	164950	1170	0	7	1966	3	9151	N	N	30445 11TH AV S	
13	233730	0410	06/20/02	165000	1170	0	7	1959	3	9380	N	N	30118 2ND PL SW	
13	515390	0200	08/27/01	153000	1180	0	7	1967	3	7519	N	N	30211 10TH AV S	
13	515390	0380	12/18/01	155000	1180	0	7	1967	3	5500	N	N	30206 11TH PL S	
13	358400	0140	10/01/02	160000	1190	0	7	1968	3	9730	N	N	1004 S 317TH ST	
13	555770	0180	11/27/01	152950	1190	0	7	1966	3	9750	N	N	707 SW 310TH ST	
13	416810	0400	02/12/02	155000	1200	0	7	1963	3	9856	N	N	31455 13TH AV SW	
13	150240	0410	08/03/01	169999	1200	0	7	1967	3	12000	N	N	1012 S 324TH PL	
13	326070	0620	05/31/01	145500	1200	0	7	1970	3	7192	N	N	811 S 327TH ST	
13	052104	9146	07/20/01	189500	1200	1200	7	1963	3	12632	N	N	845 S DASH POINT RD	
13	787540	0090	02/22/02	155000	1210	0	7	1966	4	14080	N	N	1014 S 315TH ST	
13	174500	0160	05/15/02	178500	1210	0	7	1967	4	7644	N	N	30613 9TH AV S	
13	787540	0245	08/13/01	159770	1210	0	7	1966	3	9250	N	N	31427 10TH AV S	
13	787540	0250	07/08/02	179500	1210	0	7	1966	4	9250	N	N	31435 10TH AV S	
13	339210	0150	07/07/01	150000	1230	0	7	1964	4	9775	N	N	144 S 308TH ST	
13	339190	0270	04/03/01	145000	1230	0	7	1962	4	8395	N	N	30420 1ST PL S	
13	339190	0370	03/02/01	199900	1230	530	7	1962	3	8750	N	N	30427 1ST PL S	
13	416810	0410	08/24/02	163398	1230	0	7	1963	3	9856	N	N	31447 13TH AV SW	
13	416810	0420	02/21/02	176000	1230	0	7	1963	4	9856	N	N	31439 13TH AV SW	
13	337530	0660	01/26/01	168500	1230	0	7	1984	4	8504	N	N	31708 3RD PL S	
13	555780	0150	06/19/01	186700	1240	610	7	1965	3	10120	N	N	109 SW 312TH ST	
13	515370	0160	07/18/02	174500	1240	0	7	1971	3	7700	N	N	30332 10TH AV S	
13	555780	0270	02/18/02	187500	1240	570	7	1963	3	12870	N	N	31226 2ND AV SW	
13	339190	0110	06/28/01	177500	1250	250	7	1962	4	8400	N	N	30420 2ND AV S	
13	745080	0130	05/18/01	211500	1250	1000	7	1977	3	11696	N	N	533 SW 317TH PL	
13	794300	0190	12/03/01	169950	1250	0	7	1983	3	7200	N	N	211 S 315TH PL	
13	326070	0840	03/28/02	164000	1250	0	7	1974	4	8100	N	N	32504 10TH PL S	
13	072104	9118	07/18/02	172000	1250	0	7	1961	3	13939	N	N	31143 14TH AV SW	

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**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
13	555732	0010	04/24/01	203000	1260	700	7	2000	3	6067	N	N	935 SW 319TH PL
13	555732	0020	09/24/01	195800	1260	740	7	1994	3	5018	N	N	927 SW 319TH PL
13	555732	0030	04/16/01	210800	1260	740	7	1994	3	5885	N	N	919 SW 319TH PL
13	787520	0065	06/21/02	155000	1260	0	7	1955	3	9375	N	N	31368 13TH AV S
13	787520	0075	07/23/01	149000	1260	0	7	1955	3	9375	N	N	31508 13TH AV S
13	555750	0170	11/08/02	180000	1260	0	7	1963	4	9595	N	N	31202 4TH AV SW
13	525980	0220	04/04/01	169950	1260	0	7	1985	3	7892	N	N	30802 11TH AV SW
13	326070	0710	10/09/02	172000	1260	0	7	1973	3	6405	N	N	901 S 327TH ST
13	327581	0040	07/19/02	152000	1270	0	7	1987	3	3881	N	N	31239 10TH CT SW
13	064300	0090	12/07/01	180500	1270	850	7	1960	3	11060	N	N	534 S 302ND ST
13	555732	0160	10/22/02	205000	1270	730	7	1994	3	7192	N	N	829 SW 318TH PL
13	064300	0250	09/26/02	195250	1270	670	7	1961	3	9900	N	N	519 S 302ND ST
13	555820	0170	10/17/01	150000	1280	0	7	1960	3	10800	N	N	31005 8TH AV SW
13	525980	0230	12/27/01	181850	1280	0	7	1986	3	6449	N	N	30808 11TH AV SW
13	337530	0590	01/17/01	176000	1280	0	7	1980	3	9900	N	N	227 S 317TH PL
13	072104	9238	08/22/01	215000	1280	790	7	1988	4	12196	N	N	31029 6TH PL SW
13	745080	0020	11/04/02	167314	1290	720	7	1977	3	11040	N	N	532 SW 317TH PL
13	525980	0050	03/21/01	165900	1290	0	7	1984	3	6000	N	N	31101 11TH PL SW
13	555770	0110	11/09/01	160950	1290	0	7	1968	3	10575	N	N	31020 7TH AV SW
13	339210	0120	07/26/02	159950	1290	0	7	1966	4	8395	N	N	30640 1ST PL S
13	064310	0240	02/01/02	165000	1290	0	7	1967	3	10350	N	N	526 S 303RD ST
13	794150	0250	01/11/01	147950	1290	0	7	1967	3	7000	N	N	751 S 317TH ST
13	233730	0280	06/07/01	149000	1290	0	7	1960	3	9450	N	N	30134 2ND AV SW
13	525980	0420	08/20/01	171950	1290	0	7	1984	3	5843	N	N	1102 SW 311TH CT
13	525980	0440	11/13/02	174500	1290	0	7	1984	3	6604	N	N	1109 SW 311TH CT
13	787540	0005	12/11/02	181000	1300	0	7	1995	3	10112	N	N	31215 10TH AV S
13	416800	0040	06/19/02	184950	1300	0	7	1962	3	14000	N	N	1218 SW 313TH ST
13	337530	0070	06/20/02	224500	1300	1200	7	1986	3	11363	N	N	120 S 316TH PL
13	794300	0080	06/19/01	173500	1300	0	7	1983	3	8800	N	N	31404 3RD PL S
13	232950	0110	07/19/01	161000	1300	0	7	1962	3	9936	N	N	615 S 304TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
13	039580	0490	06/03/02	175000	1300	0	7	1966	4	8400	N	N	30312 8TH AV SW	
13	233730	0100	01/22/01	169000	1310	0	7	1960	4	9450	N	N	30149 2ND PL SW	
13	416795	0190	08/07/02	189950	1310	0	7	1992	3	7980	N	N	31741 14TH WY SW	
13	555960	0030	11/27/01	190000	1320	330	7	1988	3	7701	N	N	728 S 313TH ST	
13	150241	0150	08/17/01	197500	1320	630	7	1977	3	10250	N	N	32304 7TH PL S	
13	150240	0210	12/18/01	186500	1320	0	7	1967	4	8400	N	N	1007 S 325TH ST	
13	064310	0050	01/16/02	160000	1330	0	7	1968	3	10530	N	N	30216 4TH AV S	
13	858800	0100	06/27/02	152500	1330	0	7	1955	3	10800	N	N	31621 8TH AV S	
13	525980	0210	05/15/01	175150	1330	0	7	1984	3	7888	N	N	30803 11TH AV SW	
13	525980	0350	06/29/01	185000	1330	310	7	1984	3	6345	N	N	31008 11TH PL SW	
13	787540	0135	09/17/02	168350	1340	0	7	1956	3	11625	N	N	31330 11TH PL S	
13	358400	0400	12/20/01	149000	1340	0	7	1968	3	10260	N	N	1091 S 317TH ST	
13	091900	0015	05/29/02	167950	1350	0	7	1963	3	9607	N	N	30641 10TH AV S	
13	609400	0090	10/23/02	196500	1350	0	7	1959	4	14904	N	N	31726 8TH AV S	
13	337530	0230	08/26/02	188900	1350	0	7	1985	4	7700	N	N	31627 4TH AV S	
13	787520	0035	04/16/02	150000	1360	0	7	1955	3	8125	N	N	31332 13TH AV S	
13	232970	0100	10/25/01	175000	1360	0	7	1966	3	8400	N	N	30451 3RD AV S	
13	858220	0030	02/13/01	160000	1370	0	7	1968	4	7400	N	N	31230 9TH AV S	
13	025300	0255	11/21/02	179500	1380	0	7	1954	3	12350	N	N	1311 S 303RD ST	
13	525980	0290	06/25/02	203000	1380	330	7	1985	3	6502	N	N	30912 11TH AV SW	
13	025300	0310	05/20/02	174950	1380	0	7	1955	4	10350	N	N	30018 13TH AV S	
13	025300	0330	05/06/02	150375	1380	0	7	1955	3	10400	N	N	30007 13TH AV S	
13	233730	0440	12/18/01	150000	1390	0	7	1960	3	10050	N	N	30140 2ND PL SW	
13	052104	9034	08/28/01	189000	1390	0	7	1969	4	13068	N	N	841 S DASH POINT RD	
13	358400	0180	07/24/01	157485	1400	0	7	1968	4	8640	N	N	1025 S 316TH ST	
13	326070	0270	03/20/02	140000	1400	0	7	1969	3	7345	N	N	32663 9TH PL S	
13	326070	1110	07/18/01	165000	1400	0	7	1974	3	6900	N	N	704 S 326TH ST	
13	082104	9277	01/24/02	183000	1410	0	7	1959	3	50985	N	N	132 S 312TH ST	
13	609390	0030	08/19/02	122000	1420	0	7	1965	2	9790	N	N	32110 10TH AV S	
13	150240	0320	01/23/02	167150	1430	0	7	1967	3	9309	N	N	1012 S 325TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
13	326070	0020	12/21/02	176500	1440	0	7	1975	3	7316	N	N	32511 7TH PL S
13	091900	0075	11/09/01	208900	1440	1200	7	1964	4	11161	N	N	30423 10TH AV S
13	150241	0080	08/20/01	163000	1440	0	7	1977	4	8400	N	N	32104 8TH AV S
13	416795	0230	08/29/02	198950	1450	0	7	1991	3	7623	N	N	31703 14TH WY SW
13	091900	0265	12/20/01	174900	1450	0	7	1963	4	9600	N	N	30436 10TH AV S
13	931500	0020	09/21/01	154000	1470	0	7	1963	3	8400	N	N	817 S 308TH ST
13	082104	9204	07/15/02	212000	1470	580	7	1966	3	13503	N	N	31110 6TH AV S
13	858800	0020	12/04/01	160000	1480	0	7	1955	4	10125	N	N	31227 8TH AV S
13	858800	0105	05/24/01	147628	1480	0	7	1955	3	10125	N	N	31629 8TH AV S
13	858800	0150	12/19/02	173000	1480	0	7	1955	4	10151	N	N	31250 8TH AV S
13	358400	0220	03/07/02	165000	1480	0	7	1968	3	8640	N	N	1053 S 316TH ST
13	326070	0990	10/14/02	185000	1520	0	7	1975	3	7020	N	N	846 S 326TH ST
13	515365	0120	01/23/01	186950	1540	530	7	1976	3	7000	N	N	30305 9TH AV S
13	150240	0600	06/25/01	178950	1540	0	7	1973	4	8798	N	N	32326 9TH AV S
13	794160	0160	03/15/02	149950	1550	0	7	1967	3	7500	N	N	31729 7TH AV S
13	416795	0390	07/12/01	189950	1550	0	7	1992	3	6412	N	N	31818 14TH WY SW
13	150241	0280	04/23/02	163000	1560	0	7	1973	4	9120	N	N	714 S 325TH ST
13	179010	0010	11/20/01	170000	1570	750	7	1961	3	16649	N	N	2019 SW 317TH PL
13	555750	0230	04/19/01	205500	1570	0	7	1964	3	30800	Y	Y	313 SW 313TH ST
13	745080	0060	06/14/02	176000	1590	0	7	1977	3	10800	N	N	508 SW 317TH PL
13	794170	0320	07/10/02	188000	1590	0	7	1968	3	7500	N	N	416 S 318TH PL
13	072104	9174	09/25/02	172950	1600	0	7	1961	4	17424	N	N	31132 14TH AV SW
13	556050	0030	09/19/02	210000	1610	0	7	1986	3	7277	N	N	812 SW 314TH PL
13	416810	0260	04/22/02	174950	1620	0	7	1963	4	10296	N	N	31426 12TH AV SW
13	787500	0020	05/28/02	167500	1630	0	7	1970	3	8892	N	N	1015 S 312TH ST
13	064300	0070	12/20/02	199950	1630	0	7	1960	3	10500	N	N	520 S 302ND ST
13	787540	0095	06/05/02	169950	1630	0	7	1966	4	9410	N	N	1004 S 315TH ST
13	416795	0180	01/25/01	210000	1640	0	7	1993	3	10477	N	N	31747 14TH WY SW
13	555730	0440	04/11/02	185000	1640	0	7	1983	3	7200	N	N	31813 10TH PL SW
13	064300	0310	02/12/01	163000	1670	0	7	1962	3	10620	N	N	30247 7TH AV S

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**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
13	416810	0240	02/26/02	175000	1690	0	7	1963	3	10032	N	N	31410 12TH AV SW	
13	416795	0290	11/12/01	185000	1690	0	7	1992	3	7314	N	N	31628 13TH AV SW	
13	025300	0295	04/02/02	175000	1710	0	7	1955	4	10350	N	N	30042 13TH AV S	
13	084850	0020	05/17/02	179900	1750	0	7	1999	3	2899	N	N	31190 3RD CT S	
13	084850	0050	08/15/01	198000	1750	0	7	1999	3	3712	N	N	31166 3RD CT S	
13	327581	0070	05/07/01	151000	1760	0	7	1987	3	2914	N	N	31247 10TH CT SW	
13	327581	0180	02/16/01	154900	1760	0	7	1987	3	3032	N	N	31232 10TH CT SW	
13	515320	0556	05/15/02	200500	1770	0	7	1960	4	32040	N	N	905 SW DASH POINT RD	
13	039580	0070	12/17/02	183447	1780	0	7	1965	3	8624	N	N	30212 6TH AV SW	
13	555820	0256	12/09/02	185000	1800	0	7	1971	3	9500	N	N	31105 8TH AV SW	
13	556050	0260	06/17/02	212500	1820	0	7	1986	3	6666	N	N	31428 11TH PL SW	
13	025300	0055	04/08/02	170000	1880	0	7	1955	3	10560	N	N	30018 14TH AV S	
13	025300	0125	05/31/01	172500	1880	0	7	1955	3	10400	N	N	1311 S 302ND ST	
13	609390	0100	02/05/01	239950	1920	1630	7	1966	4	9440	N	N	32124 9TH AV S	
13	025300	0100	03/18/02	169000	1950	0	7	1954	3	10400	N	N	1423 S 302ND ST	
13	025300	0320	11/21/02	160000	1950	0	7	1955	3	10350	N	N	30002 13TH AV S	
13	082104	9202	03/19/02	155000	1950	0	7	1965	3	10018	N	N	817 S 314TH ST	
13	232950	0070	04/05/01	168500	2000	0	7	1962	3	9936	N	N	443 S 304TH ST	
13	858800	0005	09/26/01	189000	2350	0	7	1955	3	10125	N	N	31205 8TH AV S	
13	064310	0080	08/22/02	189000	2500	0	7	1989	3	8500	N	N	30225 5TH AV S	
13	091900	0190	06/29/01	220000	2660	0	7	1966	4	9244	N	N	30612 11TH AV S	
13	241330	0440	12/19/01	179950	1050	510	8	1980	3	6636	N	N	410 S 306TH ST	
13	555750	0260	06/04/02	209000	1120	540	8	1963	4	9579	N	N	213 SW 313TH ST	
13	241330	0510	06/21/02	185000	1230	510	8	1978	3	7070	N	N	30638 4TH AV S	
13	241330	1030	07/05/01	195850	1260	400	8	1978	3	7350	N	N	506 S 309TH CT	
13	241330	1050	11/26/01	208800	1370	400	8	1978	3	7000	N	N	30910 5TH WY S	
13	241330	0820	11/26/02	183000	1380	0	8	1980	3	7875	N	N	415 S 306TH ST	
13	241330	0010	06/10/02	179950	1480	0	8	1977	3	8800	N	N	31120 5TH WY S	
13	241330	0180	07/28/01	225000	1560	510	8	1978	3	6750	N	N	438 S 309TH ST	
13	556050	0330	07/19/01	181000	1600	0	8	1986	3	6662	N	N	915 SW 314TH PL	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
13	416796	0200	05/11/01	215000	1800	0	8	1993	3	6592	N	N	1116 SW 318TH PL
13	416796	0400	11/06/01	199900	1800	0	8	1993	3	6502	N	N	1232 SW 318TH ST
13	416796	0420	02/21/01	195870	1800	0	8	1992	3	6893	N	N	1220 SW 318TH ST
13	241330	0690	01/03/02	214000	1800	400	8	1979	3	7210	N	N	30612 4TH PL S
13	416796	0010	09/11/02	229950	1840	0	8	1992	3	6100	N	N	1220 SW 317TH ST
13	556050	0160	06/25/02	225000	1850	0	8	1986	3	8580	N	N	1014 SW 314TH PL
13	667265	0320	05/16/02	239950	1870	0	8	1995	3	6205	N	N	30904 2ND AV S
13	416796	0370	03/22/02	234950	1920	0	8	1992	3	9625	N	N	1233 SW 318TH ST
13	556050	0230	08/20/02	217777	1940	0	8	1986	3	7224	N	N	31427 11TH PL SW
13	416795	0070	05/31/01	219995	2020	0	8	1990	3	7281	N	N	31917 14TH WY SW
13	416796	0310	03/27/02	229950	2030	0	8	1993	3	8287	N	N	31747 12TH PL SW
13	416796	0390	11/01/02	193000	2030	0	8	1993	3	6602	N	N	1238 SW 318TH ST
13	416796	0180	03/22/01	212000	2080	0	8	1993	3	6380	N	N	1132 SW 318TH PL
13	416796	0430	03/23/01	220000	2080	0	8	1992	3	8084	N	N	1214 SW 318TH ST
13	416796	0460	06/12/02	241000	2080	0	8	1992	3	8550	N	N	31719 12TH PL SW
13	241330	0100	09/24/01	195000	2100	0	8	1977	3	5950	N	N	30936 5TH PL S
13	241330	0210	03/04/02	192500	2100	0	8	1978	3	7125	N	N	30820 4TH PL S
13	241330	0540	03/26/02	199500	2100	0	8	1978	3	8000	N	N	406 S 308TH ST
13	556050	0180	06/06/02	238950	2120	0	8	1986	3	6521	N	N	31416 11TH PL SW
13	556050	0390	12/24/01	224950	2120	0	8	1986	3	7586	N	N	31432 8TH PL SW
13	179010	0030	06/20/01	213333	2150	0	8	1961	4	14850	N	N	1915 SW 317TH PL
13	416796	0130	01/23/02	230000	2150	0	8	1993	3	7729	N	N	31710 12TH PL SW
13	556050	0170	02/07/02	224950	2160	0	8	1986	3	9151	N	N	1020 SW 314TH PL
13	556050	0220	11/22/02	204000	2170	0	8	1986	3	7224	N	N	31421 11TH PL SW
13	667265	0030	07/12/02	251000	2260	0	8	1994	3	7464	N	N	30828 3RD PL S
13	556050	0270	04/23/02	236000	2290	0	8	1986	3	8795	N	N	1019 SW 314TH PL
13	667265	0250	08/13/01	273000	2330	0	8	1995	3	8347	N	N	30907 5TH AV S
13	667265	0460	10/03/01	300000	3060	0	8	1997	3	9361	N	N	30820 1ST PL S
13	667265	0070	11/15/02	285000	3180	0	8	1994	3	8805	N	N	30821 3RD PL S
17	894500	0450	06/18/01	129600	820	0	6	1962	3	8512	N	N	2245 SW 331ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	894500	0780	08/20/01	139600	820	0	6	1962	4	8648	N	N	2225 SW 329TH PL
17	894500	1030	07/24/01	141000	820	0	6	1962	3	8610	N	N	2425 SW 329TH ST
17	894500	0120	05/09/01	130700	840	0	6	1962	3	8927	N	N	2209 SW 332ND ST
17	894520	0300	04/03/01	140000	840	0	6	1962	3	9660	N	N	32817 26TH PL SW
17	894510	0460	03/20/01	144950	840	0	6	1962	4	8563	N	N	2441 SW 328TH ST
17	894520	0030	05/02/01	132950	860	0	6	1964	4	8400	N	N	2729 SW 327TH ST
17	894520	0120	05/13/02	141950	860	0	6	1962	4	9000	N	N	2605 SW 327TH ST
17	894500	0150	01/22/01	139000	860	0	6	1962	3	10948	N	N	2113 SW 332ND PL
17	894520	0280	02/16/01	150000	860	0	6	1962	4	12000	N	N	32805 26TH PL SW
17	894530	0310	06/19/01	133800	860	0	6	1966	3	8760	N	N	2630 SW 332ND ST
17	894510	0420	03/27/02	144000	860	0	6	1962	4	8563	N	N	2409 SW 328TH ST
17	894520	0070	05/22/02	143900	880	0	6	1962	3	8400	N	N	2635 SW 327TH ST
17	894520	0090	01/11/01	128000	880	0	6	1962	3	8400	N	N	2623 SW 327TH ST
17	894520	0250	12/27/02	167000	880	880	6	1962	4	6050	N	N	32810 26TH PL SW
17	932090	0040	07/19/01	110750	900	0	6	1977	4	3570	N	N	33305 26TH AV SW
17	932090	0190	03/23/01	105000	900	0	6	1969	3	3150	N	N	33411 25TH AV SW
17	932090	0260	11/06/02	134000	900	0	6	1969	3	4400	N	N	33402 25TH AV SW
17	932090	0630	02/12/02	109975	900	0	6	1969	4	2960	N	N	33258 22ND CT SW
17	932090	0690	07/29/02	105000	900	0	6	1969	4	4524	N	N	2208 SW 333RD ST
17	932090	0890	12/21/02	85000	900	0	6	1969	3	3570	N	N	2507 SW 333RD ST
17	932090	1330	03/21/02	91870	900	0	6	1969	3	3230	N	N	33305 22ND PL SW
17	932090	0830	08/28/02	134000	950	0	6	1978	4	3400	N	N	2504 SW 333RD ST
17	894510	0530	11/27/01	148500	970	0	6	1962	4	8378	N	N	2426 SW 329TH ST
17	010060	0560	06/20/02	150500	970	0	6	1970	3	7504	N	N	33322 28TH PL SW
17	932090	0030	12/06/02	132500	980	0	6	1977	3	3230	N	N	33303 26TH AV SW
17	932090	0050	08/31/01	110000	980	0	6	1977	4	3570	N	N	33307 26TH AV SW
17	932090	0170	02/20/02	105000	980	0	6	1977	3	3612	N	N	33403 25TH AV SW
17	932090	0850	02/26/01	109000	980	0	6	1976	3	3400	N	N	2512 SW 333RD ST
17	894510	0140	03/29/01	120000	990	0	6	1962	2	8760	N	N	2202 SW 328TH ST
17	894500	0090	12/23/02	154448	1020	0	6	1962	3	8588	N	N	2227 SW 332ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	894500	0790	04/18/02	149950	1020	0	6	1962	4	10500	N	N	2219 SW 329TH PL	
17	932090	1190	06/25/02	110600	1020	0	6	1978	4	2380	N	N	33327 23RD AV SW	
17	894510	0440	03/22/02	145000	1060	0	6	1962	4	8563	N	N	2425 SW 328TH ST	
17	894500	0040	06/07/02	150000	1080	0	6	1962	3	9545	N	N	2421 SW 332ND ST	
17	894500	0360	10/10/02	153750	1080	0	6	1962	3	8160	N	N	2422 SW 332ND ST	
17	894500	0770	11/21/01	145500	1120	0	6	1962	3	9118	N	N	2220 SW 329TH PL	
17	894500	0610	02/23/01	142000	1220	0	6	1962	3	10486	N	N	33006 26TH AV SW	
17	242103	9078	01/09/02	148000	1250	0	6	1947	3	16117	N	N	34725 21ST AV SW	
17	894500	0990	09/20/01	150500	1340	0	6	1962	3	8774	N	N	32916 26TH AV SW	
17	132103	9060	10/01/02	161000	1560	0	6	1999	3	8988	N	N	32315 21ST AV SW	
17	894520	0080	06/21/02	157500	1580	0	6	1962	3	8400	N	N	2629 SW 327TH ST	
17	502945	0830	01/09/01	145500	820	500	7	1980	3	8400	N	N	2623 SW 351ST ST	
17	894500	1070	05/31/02	145000	820	0	7	1962	4	9546	N	N	2401 SW 329TH ST	
17	502945	0590	10/08/01	158000	850	630	7	1980	3	6750	N	N	34914 26TH CT SW	
17	438800	0030	01/14/02	135900	890	0	7	1970	3	6993	N	N	31340 33RD AV SW	
17	010060	0230	06/27/02	174000	900	460	7	1976	3	7500	N	N	2650 SW 334TH PL	
17	894510	0380	07/18/01	135000	900	0	7	1962	3	8568	N	N	32815 23RD AV SW	
17	858120	0460	07/12/02	154000	900	0	7	1976	3	7000	N	N	3328 SW 340TH PL	
17	010060	0570	10/02/02	167000	900	460	7	1976	3	7370	N	N	2681 SW 333RD PL	
17	010060	0810	09/23/02	167500	900	430	7	1975	3	8000	N	N	33415 28TH PL SW	
17	109961	0950	05/14/01	168000	900	530	7	1976	3	7189	N	N	33237 37TH PL SW	
17	894510	0240	01/24/02	137000	940	0	7	1962	3	8364	N	N	32835 22ND AV SW	
17	109961	1030	05/03/01	149800	940	0	7	1975	3	6400	N	N	33210 37TH PL SW	
17	109961	1240	08/21/02	167500	940	0	7	1976	3	6400	N	N	33215 36TH AV SW	
17	109960	0570	12/12/02	148005	950	0	7	1970	3	8140	N	N	33508 37TH AV SW	
17	502945	0080	08/23/01	167500	960	440	7	1982	3	8500	N	N	34508 27TH AV SW	
17	894530	0180	04/23/01	146100	960	0	7	1963	3	10500	N	N	2702 SW 331ST ST	
17	894530	0210	05/02/01	135000	960	0	7	1963	2	8280	N	N	2715 SW 331ST ST	
17	894430	0020	09/18/02	155000	970	0	7	1967	3	7854	N	N	2664 SW 332ND ST	
17	894530	0020	09/23/02	152000	970	330	7	1966	3	8470	N	N	33019 29TH AV SW	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	894530	0040	08/02/02	185500	970	320	7	1966	3	8470	N	N	33037 29TH AV SW	
17	638515	0160	07/03/02	168500	970	550	7	1985	3	7000	N	N	34239 36TH PL SW	
17	894430	0160	11/21/02	162000	970	0	7	1967	4	7215	N	N	2901 SW 332ND PL	
17	894510	0260	03/13/02	143350	970	0	7	1962	3	8580	N	N	32819 22ND AV SW	
17	894430	0290	10/02/01	147950	970	0	7	1967	3	6912	N	N	2738 SW 332ND CT	
17	894520	0370	11/02/01	164450	970	970	7	1966	4	9727	N	N	2716 SW 330TH ST	
17	894430	0390	12/31/01	141000	970	0	7	1967	3	7350	N	N	2659 SW 332ND CT	
17	894530	0440	11/27/01	161500	970	500	7	1966	3	8400	N	N	33019 26TH AV SW	
17	894500	0490	11/26/01	159950	970	0	7	1967	3	9408	N	N	2221 SW 331ST ST	
17	894520	0530	08/22/01	183050	970	730	7	1964	4	9000	N	N	2700 SW 328TH ST	
17	894430	0540	09/03/02	152450	970	0	7	1968	3	7700	N	N	33275 26TH PL SW	
17	894520	0630	04/29/02	142500	970	0	7	1966	4	8580	N	N	32725 28TH AV SW	
17	894520	0650	12/19/02	160845	970	0	7	1966	4	8030	N	N	32811 28TH AV SW	
17	894500	0660	03/18/02	147000	970	0	7	1962	3	8400	N	N	2247 SW 330TH ST	
17	894520	0700	06/18/02	169800	970	480	7	1966	3	8775	N	N	32770 29TH AV SW	
17	894430	0740	07/29/02	155000	970	0	7	1967	3	8000	N	N	2667 SW 332ND ST	
17	502945	0750	12/21/01	180000	970	470	7	1980	3	7392	N	N	2651 SW 350TH ST	
17	894430	0790	06/05/02	145000	970	0	7	1967	3	7800	N	N	2629 SW 332ND ST	
17	894520	0790	07/30/02	155000	970	0	7	1963	4	9520	N	N	32905 28TH AV SW	
17	010060	0880	09/11/02	163000	970	0	7	1968	4	7622	N	N	33515 28TH AV SW	
17	010060	0900	02/23/01	145000	970	0	7	1968	3	7168	N	N	33528 29TH PL SW	
17	502945	1100	11/30/01	178900	970	470	7	1981	3	7500	N	N	2703 SW 347TH ST	
17	010060	1110	12/21/01	168000	970	140	7	1968	3	7412	N	N	33535 29TH PL SW	
17	132103	9078	08/20/02	142150	970	0	7	1967	3	9450	N	N	33227 26TH AV SW	
17	921151	0640	07/22/02	179950	990	910	7	1979	3	7200	N	N	33703 40TH CT SW	
17	894720	0020	02/22/01	174900	1000	400	7	1982	3	19700	N	N	2409 SW 344TH PL	
17	211551	0340	02/22/02	178100	1000	720	7	1983	3	8755	N	N	31607 45TH PL SW	
17	502945	0600	03/13/02	178000	1000	360	7	1980	3	8162	N	N	34920 26TH CT SW	
17	502945	0860	12/28/01	167000	1000	480	7	1980	3	7070	N	N	2635 SW 351ST ST	
17	502945	0910	08/28/02	167000	1000	960	7	1980	3	7000	N	N	2648 SW 351ST PL	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	896590	0020	08/09/01	173000	1010	340	7	1968	4	9411	N	N	2412 SW 326TH ST
17	211551	0040	11/01/01	187500	1010	770	7	1981	4	7210	N	N	4603 SW 317TH PL
17	109960	0220	10/29/02	152000	1010	0	7	1971	3	6400	N	N	33316 35TH AV SW
17	109961	0670	10/02/02	153000	1010	0	7	1971	3	6968	N	N	33480 38TH AV SW
17	894500	0640	05/16/01	148000	1020	0	7	1962	4	8487	N	N	2411 SW 330TH ST
17	502945	0780	03/22/02	160000	1020	420	7	1980	3	7000	N	N	2640 SW 351ST ST
17	502945	0980	01/12/01	169950	1020	480	7	1980	3	8400	N	N	2629 SW 351ST PL
17	327900	0030	09/21/01	180000	1030	460	7	1979	3	12070	N	N	3924 SW 332ND PL
17	109975	0600	04/26/01	204000	1030	350	7	1973	4	8500	N	N	32806 35TH AV SW
17	502945	0200	09/26/01	172950	1040	480	7	1981	3	6500	N	N	2625 SW 347TH ST
17	858120	0300	02/22/02	165000	1040	0	7	1977	4	7705	N	N	34020 32ND AV SW
17	894430	0430	05/22/01	149000	1040	0	7	1967	3	7475	N	N	2654 SW 332ND CT
17	010060	0770	07/19/01	177500	1040	520	7	1975	3	7490	N	N	33401 28TH PL SW
17	010060	0790	08/21/01	179500	1040	520	7	1976	3	7600	N	N	33405 28TH PL SW
17	010060	1080	10/28/02	168750	1040	520	7	1976	3	7412	N	N	33517 29TH PL SW
17	502945	1130	01/12/01	165500	1040	400	7	1981	3	7400	N	N	34605 27TH AV SW
17	010060	0240	12/04/01	182650	1050	350	7	1976	3	7560	N	N	2654 SW 334TH ST
17	010060	0450	06/20/01	174950	1050	410	7	1976	3	8040	N	N	2660 SW 335TH PL
17	330620	0155	08/06/01	159100	1060	570	7	1963	3	9619	N	N	2153 SW 338TH ST
17	894430	0170	10/22/01	175000	1060	370	7	1967	3	7260	N	N	2817 SW 332ND PL
17	638660	0200	12/07/01	182000	1060	1060	7	1968	3	8004	N	N	2405 SW 325TH ST
17	638660	0290	04/23/02	185000	1060	1060	7	1967	3	7776	N	N	2436 SW 325TH ST
17	502945	0310	12/18/02	160000	1060	0	7	1980	3	7500	N	N	2646 SW 348TH PL
17	327900	0390	05/12/01	172000	1060	440	7	1979	3	7350	N	N	33320 40TH AV SW
17	327900	0540	06/20/01	168950	1060	320	7	1980	3	4750	N	N	4028 SW 334TH PL
17	502945	0700	06/24/02	161750	1060	0	7	1980	3	7392	N	N	2650 SW 350TH ST
17	502945	0760	11/04/02	167500	1060	0	7	1980	3	7800	N	N	2652 SW 351ST ST
17	109961	0770	10/31/02	156000	1070	0	7	1974	3	7380	N	N	33483 38TH AV SW
17	873213	0190	02/12/01	182500	1080	480	7	1978	3	7575	N	N	33118 36TH AV SW
17	873204	0300	01/11/02	185000	1080	440	7	1981	3	7542	N	N	4225 SW 328TH CT

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	873204	0310	06/15/01	176000	1080	310	7	1981	3	8974	N	N	4213 SW 328TH CT
17	873204	0430	02/14/02	191500	1080	340	7	1981	3	20885	N	N	4223 SW 329TH PL
17	873213	0470	04/29/01	173700	1080	810	7	1978	3	8250	N	N	3610 SW 331ST PL
17	109961	0630	11/22/02	187000	1080	530	7	1976	3	7810	N	N	33467 37TH PL SW
17	921151	0720	08/08/02	184950	1080	400	7	1978	3	7000	N	N	3919 SW 337TH ST
17	438800	0010	11/06/01	157500	1090	0	7	1973	3	6805	N	N	3200 SW 314TH ST
17	011460	0070	02/05/02	167000	1090	520	7	1968	3	9628	N	N	34507 28TH PL SW
17	638670	0090	07/30/01	185950	1090	500	7	1970	3	10208	N	N	32453 22ND AV SW
17	109960	0140	07/16/02	194500	1090	900	7	1969	4	7500	N	N	33516 35TH AV SW
17	797200	0230	09/06/01	178500	1090	400	7	1977	3	10400	N	N	34422 30TH AV SW
17	109961	0270	06/25/01	189100	1090	240	7	1976	3	8550	N	N	33510 39TH AV SW
17	858120	0280	07/24/02	189950	1090	500	7	1977	4	7725	N	N	3104 SW 341ST ST
17	109961	0290	12/24/02	169500	1090	380	7	1976	3	6825	N	N	33502 39TH AV SW
17	873204	0380	01/30/02	189950	1090	280	7	1981	3	9583	N	N	4234 SW 329TH PL
17	109961	0430	02/01/01	178000	1090	800	7	1976	3	6400	N	N	3715 SW 335TH CT
17	873204	0440	08/14/01	189500	1090	220	7	1981	3	16647	N	N	4219 SW 329TH PL
17	109961	0580	12/20/02	175000	1090	750	7	1976	3	11790	N	N	33460 37TH PL SW
17	797200	0170	11/15/01	153950	1100	0	7	1978	3	10578	N	N	34510 30TH AV SW
17	211551	0460	10/08/02	182850	1100	480	7	1985	3	8820	N	N	31421 46TH PL SW
17	010920	0300	09/04/01	170000	1110	340	7	1984	3	7344	N	N	2619 SW 340TH PL
17	327900	0380	11/20/01	169950	1110	260	7	1979	3	7350	N	N	33326 40TH AV SW
17	011470	0070	11/14/01	195000	1120	830	7	1975	4	10800	N	N	2504 SW 346TH ST
17	330620	0130	12/26/01	194500	1120	1020	7	1962	3	9619	N	N	2324 SW 339TH ST
17	921150	0180	11/07/02	173000	1120	400	7	1978	3	9760	N	N	3600 SW 338TH PL
17	330620	0260	09/11/02	187000	1120	1020	7	1963	3	10455	N	N	2313 SW 339TH ST
17	638670	0360	04/11/02	205000	1120	810	7	1975	3	7644	N	N	32529 24TH AV SW
17	010921	0420	12/10/01	174950	1120	360	7	1986	3	6600	N	N	2739 SW 342ND ST
17	109960	0030	03/21/01	148950	1130	0	7	1970	3	7840	N	N	33802 35TH AV SW
17	109961	0350	03/08/01	160000	1130	0	7	1970	3	7194	N	N	3730 SW 335TH CT
17	109961	0390	07/03/02	181950	1130	0	7	1970	3	10925	N	N	3737 SW 335TH CT

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	109960	0500	03/25/02	160000	1130	0	7	1969	3	7275	N	N	33559 36TH AV SW	
17	109960	0510	08/12/02	149900	1130	0	7	1971	3	5684	N	N	33563 36TH AV SW	
17	957480	0009	06/21/02	229000	1140	1120	7	1964	3	43560	N	N	2128 SW 347TH ST	
17	615100	0020	07/26/01	176000	1140	0	7	1990	3	7552	N	N	34215 38TH PL SW	
17	615100	0060	12/19/01	160000	1140	0	7	1990	3	10253	N	N	34244 38TH PL SW	
17	010921	0080	07/26/01	192000	1140	280	7	1985	3	7437	N	N	34016 30TH AV SW	
17	615100	0090	10/23/01	166900	1140	0	7	1990	3	7573	N	N	34226 38TH PL SW	
17	615100	0110	05/08/02	160000	1140	0	7	1990	3	7840	N	N	34218 38TH PL SW	
17	921152	0110	08/08/02	190000	1140	320	7	1989	3	8628	N	N	4265 SW 337TH PL	
17	438800	0230	02/22/02	160000	1140	0	7	1971	3	6963	N	N	3025 SW 317TH PL	
17	010920	0320	04/22/02	192000	1140	380	7	1984	3	5880	N	N	2607 SW 340TH PL	
17	638670	0400	07/26/02	174350	1140	570	7	1973	3	8560	N	N	32536 24TH AV SW	
17	438801	0430	03/20/02	165000	1140	0	7	1975	4	6325	N	N	31427 31ST AV SW	
17	109961	0750	07/19/02	169135	1140	0	7	1976	3	7200	N	N	33469 38TH AV SW	
17	438800	0260	05/04/01	152000	1150	0	7	1970	4	10132	N	N	3003 SW 317TH PL	
17	109976	0300	01/17/01	184700	1150	1050	7	1976	3	7700	N	N	3416 SW 333RD ST	
17	176110	0090	02/07/02	192950	1160	310	7	1985	3	7210	N	N	2312 SW 349TH PL	
17	176110	0210	05/21/01	183000	1160	310	7	1985	3	6999	N	N	2415 SW 349TH PL	
17	176110	0260	12/07/01	175000	1160	310	7	1985	3	7635	N	N	34912 24TH CT SW	
17	176110	0330	11/21/01	189500	1160	310	7	1985	3	6901	N	N	2314 SW 350TH PL	
17	010060	0530	07/27/01	185000	1160	1110	7	1976	3	7370	N	N	33406 28TH PL SW	
17	954280	0970	08/21/01	179990	1160	800	7	1978	3	8190	N	N	33115 30TH AV SW	
17	109961	1250	08/13/01	159000	1160	0	7	1976	3	6400	N	N	33221 36TH AV SW	
17	330630	0080	05/20/02	175000	1170	0	7	1968	4	9728	N	N	34005 23RD AV SW	
17	894530	0200	05/31/02	155900	1170	0	7	1966	4	8816	N	N	2709 SW 331ST ST	
17	011460	0220	04/17/01	164000	1180	0	7	1968	3	14100	N	N	2721 SW 345TH PL	
17	438800	0240	08/09/02	169990	1180	0	7	1977	4	6730	N	N	3017 SW 317TH PL	
17	921151	0500	06/19/01	192800	1180	800	7	1978	3	7140	N	N	3935 SW 336TH PL	
17	109975	0570	01/17/02	200000	1180	520	7	1969	3	7735	N	N	3316 SW 329TH ST	
17	894520	0890	10/22/01	171400	1180	0	7	1963	4	9000	N	N	2741 SW 330TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	954280	0980	05/15/02	187500	1180	700	7	1978	3	8190	N	N	33121 30TH AV SW
17	954280	1990	06/21/02	188500	1180	700	7	1978	3	7632	N	N	32916 30TH AV SW
17	011460	0230	08/29/02	157000	1190	0	7	1968	4	11210	N	N	2715 SW 345TH PL
17	638670	0290	06/14/01	186500	1190	530	7	1975	4	13266	N	N	32537 23RD AV SW
17	109976	0350	05/14/02	171500	1190	290	7	1975	3	8400	N	N	3405 SW 333RD ST
17	921152	0440	07/24/01	194900	1190	300	7	1989	3	7534	N	N	4038 SW 337TH ST
17	894520	0550	12/26/02	176400	1190	970	7	1966	3	8250	N	N	2710 SW 328TH ST
17	894500	0840	12/10/02	152000	1190	0	7	1962	4	8424	N	N	2212 SW 330TH ST
17	109961	1180	12/05/01	184950	1190	1060	7	1977	3	6400	N	N	33220 37TH AV SW
17	502946	0050	08/15/01	172000	1200	0	7	1986	3	7200	N	N	2803 SW 347TH ST
17	502946	0120	06/21/01	164000	1200	0	7	1983	3	7000	N	N	34812 30TH AV SW
17	932430	0120	08/05/02	165000	1200	850	7	1962	3	11413	N	N	2145 SW 322ND ST
17	921152	0150	06/27/01	185000	1200	630	7	1989	3	9485	N	N	4235 SW 337TH PL
17	797200	0180	02/21/01	168800	1200	300	7	1978	3	10800	N	N	34506 30TH AV SW
17	894500	0250	05/02/02	142500	1200	0	7	1962	3	8670	N	N	33015 22ND AV SW
17	894530	0260	10/10/01	151250	1200	0	7	1963	3	8910	N	N	33116 28TH AV SW
17	502946	0370	08/15/02	198500	1200	400	7	1984	3	6970	N	N	2740 SW 347TH PL
17	502946	0550	08/13/01	182500	1200	350	7	1984	3	7203	N	N	34920 30TH AV SW
17	921151	0810	08/21/02	186000	1200	550	7	1979	3	5984	N	N	3856 SW 339TH ST
17	921151	0860	05/03/01	174950	1200	500	7	1979	3	6930	N	N	3839 SW 339TH ST
17	638660	0020	10/26/01	164950	1210	0	7	1967	3	7203	N	N	2525 SW 325TH PL
17	330620	0150	08/13/01	165500	1210	0	7	1960	4	9885	N	N	2352 SW 339TH ST
17	954280	0290	11/14/02	205000	1210	480	7	1977	3	6750	N	N	33425 33RD PL SW
17	921151	0410	12/14/01	189900	1210	400	7	1979	3	6205	N	N	3914 SW 336TH PL
17	502946	0430	08/05/02	186000	1210	570	7	1984	3	7212	N	N	2704 SW 347TH PL
17	502946	0440	11/13/01	184000	1210	520	7	1983	3	7149	N	N	2711 SW 349TH PL
17	894530	0490	12/17/01	140000	1210	0	7	1966	3	7875	N	N	33219 26TH AV SW
17	921150	0040	11/25/02	170000	1220	470	7	1978	3	7548	N	N	33814 35TH PL SW
17	951090	0080	08/08/02	185000	1220	680	7	1969	3	7600	N	N	32744 35TH AV SW
17	921150	0140	07/06/01	182500	1220	620	7	1978	3	6936	N	N	33824 36TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	858120	0210	08/03/01	150000	1220	0	7	1977	3	9375	N	N	3006 SW 341ST ST
17	954280	0470	04/01/02	183000	1220	480	7	1977	3	8100	N	N	3306 SW 338TH ST
17	951090	0700	06/13/02	219950	1220	1200	7	1969	4	8500	N	N	32700 30TH AV SW
17	351800	0020	12/27/02	187000	1230	260	7	1984	3	7202	N	N	35003 27TH AV SW
17	896590	0080	02/07/01	150511	1230	0	7	1969	4	9570	N	N	32528 26TH AV SW
17	438800	0500	09/17/01	169900	1230	0	7	1973	3	7580	N	N	31410 32ND AV SW
17	954280	0640	11/20/01	199950	1230	810	7	1978	3	7700	N	N	33500 33RD PL SW
17	921151	0730	06/13/01	177000	1230	400	7	1978	3	6532	N	N	3907 SW 337TH ST
17	932430	0060	02/11/02	180000	1240	870	7	1961	4	11385	N	N	2114 SW 322ND ST
17	109976	0100	02/06/02	181000	1240	600	7	1975	3	10450	N	N	3311 SW 331ST ST
17	873213	0140	11/16/01	187500	1240	910	7	1978	3	8250	N	N	3611 SW 331ST PL
17	954280	0160	04/25/02	176000	1240	840	7	1978	3	7000	N	N	3308 SW 334TH ST
17	873213	0330	08/22/01	202000	1240	910	7	1978	3	8625	N	N	3608 SW 331ST ST
17	873213	0370	08/28/01	197500	1240	790	7	1978	3	9600	N	N	3632 SW 331ST ST
17	921151	0440	11/22/02	204000	1240	550	7	1979	3	8415	N	N	3934 SW 336TH PL
17	921151	0550	09/05/02	178000	1240	580	7	1979	3	7650	N	N	3902 SW 337TH ST
17	954280	0750	02/27/02	184000	1240	310	7	1978	3	8500	N	N	33304 33RD PL SW
17	109961	0160	10/24/01	149000	1250	0	7	1971	3	7500	N	N	33149 39TH AV SW
17	330620	0170	11/12/02	194950	1250	820	7	1959	4	9619	N	N	2133 SW 338TH ST
17	921150	0290	06/23/01	165000	1250	0	7	1978	3	7050	N	N	3808 SW 339TH ST
17	894530	0360	07/16/02	141000	1250	0	7	1963	3	8964	N	N	33003 26TH PL SW
17	951090	0230	05/29/02	180000	1260	340	7	1968	3	7200	N	N	3336 SW 327TH PL
17	951090	0320	12/27/02	203000	1260	350	7	1968	3	8280	N	N	32736 33RD AV SW
17	921150	0590	10/31/01	175000	1260	400	7	1978	3	7372	N	N	33811 36TH AV SW
17	951090	0650	11/06/01	179950	1260	450	7	1970	3	8050	N	N	32752 29TH AV SW
17	954280	0880	12/19/02	198000	1260	900	7	1978	3	7875	N	N	32915 30TH AV SW
17	954280	0890	12/18/02	195000	1260	700	7	1978	3	7810	N	N	32921 30TH AV SW
17	896580	0060	11/08/02	180000	1270	470	7	1961	3	11392	N	N	2114 SW 326TH ST
17	921150	0120	08/22/02	208500	1270	400	7	1979	3	7650	N	N	3516 SW 339TH PL
17	932430	0140	06/21/02	164300	1270	610	7	1963	2	12240	N	N	2165 SW 322ND ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	954280	1730	06/26/01	210000	1270	800	7	1978	3	9200	N	N	2932 SW 337TH ST
17	954280	0490	04/15/02	199950	1280	760	7	1978	3	9350	N	N	33807 33RD PL SW
17	954280	0670	05/08/02	205000	1280	400	7	1978	3	7000	N	N	33422 33RD PL SW
17	921151	0770	05/29/01	175050	1280	600	7	1979	3	6528	N	N	3826 SW 339TH ST
17	894520	0970	08/02/01	149250	1280	0	7	1963	4	8550	N	N	33004 27TH AV SW
17	954280	0990	10/11/02	212000	1280	650	7	1978	3	8378	N	N	33127 30TH AV SW
17	873213	1280	05/02/01	170000	1280	500	7	1978	3	10450	N	N	32923 39TH AV SW
17	954280	0020	07/10/02	198000	1290	840	7	1978	3	8400	N	N	3203 SW 329TH ST
17	010921	0160	02/27/02	199500	1290	1070	7	1987	3	7650	N	N	2840 SW 341ST CT
17	638660	0060	10/16/02	175000	1300	0	7	1968	4	11100	N	N	2505 SW 325TH PL
17	932430	0070	07/18/01	185000	1300	750	7	1964	4	11251	N	N	2102 SW 322ND ST
17	873204	0590	06/25/01	190000	1300	550	7	1979	3	7200	N	N	3941 SW 329TH PL
17	873204	0630	07/25/02	232500	1300	840	7	1979	3	7500	Y	N	3950 SW 329TH PL
17	921150	0020	04/18/02	201000	1310	500	7	1978	3	7215	N	N	33826 35TH PL SW
17	011470	0100	02/23/01	192300	1310	960	7	1974	3	12650	N	N	2426 SW 347TH ST
17	109961	0380	06/14/02	186200	1310	0	7	1971	3	8550	N	N	3741 SW 335TH CT
17	330630	0390	03/15/02	167500	1310	0	7	1968	3	10010	N	N	2313 SW 341ST PL
17	951090	0720	01/29/01	186000	1310	680	7	1971	3	8625	N	N	2825 SW 327TH ST
17	394550	0100	08/16/02	193700	1320	600	7	1961	3	12825	N	N	2125 SW 317TH PL
17	873213	1180	08/13/02	175000	1320	660	7	1978	3	7650	N	N	3812 SW 328TH PL
17	873213	1190	10/07/02	212500	1320	1100	7	1978	3	8250	N	N	3820 SW 328TH PL
17	921150	0080	05/02/01	168500	1330	0	7	1978	3	5400	N	N	33811 35TH PL SW
17	502945	0480	06/20/01	169950	1330	0	7	1980	3	6720	N	N	2633 SW 348TH PL
17	873204	0560	05/24/02	210000	1330	800	7	1979	3	7200	N	N	3965 SW 329TH PL
17	502945	1110	08/27/02	170000	1330	0	7	1981	3	8000	N	N	2702 SW 347TH ST
17	176110	0320	11/01/01	186600	1340	450	7	1985	3	7174	N	N	2308 SW 350TH PL
17	954280	0560	01/17/02	215000	1340	700	7	1977	3	7700	N	N	33700 33RD PL SW
17	010920	0700	03/21/02	164950	1340	0	7	1979	3	8175	N	N	33931 28TH PL SW
17	873195	1170	07/09/01	166950	1340	0	7	1968	3	7790	N	N	32722 39TH AV SW
17	176110	0100	05/02/02	178940	1350	0	7	1983	3	7210	N	N	2318 SW 349TH PL

***Improved Sales Used In This Physical Inspection Analysis  
Area 53***

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	176110	0540	09/18/02	193500	1350	450	7	1985	3	9642	N	N	2105 SW 349TH PL	
17	327900	0560	10/23/02	185000	1350	320	7	1980	4	5814	N	N	4018 SW 334TH PL	
17	873216	0030	01/25/01	165000	1360	0	7	1984	3	7277	N	N	3127 SW 339TH ST	
17	873216	0090	05/03/01	169950	1360	0	7	1984	3	7212	N	N	3033 SW 339TH ST	
17	894530	0220	11/06/02	156950	1360	0	7	1966	3	8509	N	N	2723 SW 331ST ST	
17	873216	0310	08/29/02	170000	1360	0	7	1984	3	6881	N	N	3151 SW 339TH ST	
17	109975	0420	07/05/02	208000	1360	360	7	1974	3	7448	N	N	3312 SW 329TH CT	
17	211551	0450	09/05/01	178500	1360	0	7	1985	3	9500	N	N	4635 SW 314TH PL	
17	921150	0560	09/23/02	185000	1360	330	7	1979	3	6790	N	N	33814 37TH AV SW	
17	873204	0090	10/10/01	234500	1370	1320	7	1980	3	8874	N	N	3930 SW 328TH PL	
17	873213	0690	08/15/02	222000	1370	960	7	1978	3	7875	N	N	33025 37TH CT SW	
17	954280	1130	01/08/01	209950	1370	800	7	1978	3	8400	N	N	33615 30TH AV SW	
17	896590	0130	08/21/01	197950	1380	570	7	1976	3	10575	N	N	2429 SW 326TH ST	
17	638670	0270	03/07/01	196400	1380	1130	7	1973	3	8300	N	N	32527 23RD AV SW	
17	921150	0550	11/24/02	179950	1380	500	7	1978	3	9450	N	N	33820 37TH AV SW	
17	109961	1050	08/21/02	205000	1380	370	7	1977	3	7500	N	N	3705 SW 332ND PL	
17	351800	0060	09/24/02	186000	1390	0	7	1986	3	7210	N	N	35014 28TH AV SW	
17	896590	0140	03/25/02	194950	1390	570	7	1976	3	10152	N	N	2419 SW 326TH ST	
17	873213	0260	10/26/01	180000	1390	380	7	1978	3	7575	N	N	33008 36TH AV SW	
17	954280	0720	10/17/01	179950	1390	0	7	1978	3	8250	N	N	33328 33RD PL SW	
17	010060	0690	12/05/01	165000	1400	0	7	1975	3	7800	N	N	2672 SW 333RD PL	
17	442410	0040	12/19/01	168900	1410	0	7	1976	3	12566	N	N	3520 SW 343RD ST	
17	502946	0210	02/15/02	220800	1410	990	7	1984	3	7522	N	N	34812 28TH PL SW	
17	109976	0280	05/07/02	185950	1410	700	7	1976	3	6380	N	N	33261 34TH AV SW	
17	010920	0690	08/29/01	180000	1410	370	7	1984	3	7630	N	N	33925 28TH PL SW	
17	502946	0040	10/18/02	196000	1420	490	7	1985	3	7000	N	N	2725 SW 347TH ST	
17	951090	0070	05/01/01	194990	1420	720	7	1968	3	8162	N	N	32624 35TH AV SW	
17	011460	0160	06/27/02	165250	1420	0	7	1969	3	9690	N	N	2717 SW 346TH ST	
17	255700	0470	08/22/01	184900	1420	650	7	1979	3	7140	N	N	2811 SW 337TH ST	
17	921150	0500	12/19/02	170000	1430	360	7	1979	3	5400	N	N	33835 37TH AV SW	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	502946	0570	06/14/01	193950	1430	360	7	1985	3	6800	N	N	34932 30TH AV SW	
17	954280	1880	10/25/02	179000	1430	0	7	1977	3	8250	N	N	33206 30TH AV SW	
17	438801	0010	11/26/02	187200	1440	0	7	1974	4	8932	N	N	3000 SW 314TH ST	
17	873204	0110	06/12/02	239500	1440	510	7	1984	3	7650	N	N	3946 SW 328TH PL	
17	894530	0280	10/30/02	173000	1440	0	7	1963	3	9940	N	N	2652 SW 332ND ST	
17	109960	0460	04/12/01	165000	1440	0	7	1969	4	7600	N	N	33560 36TH AV SW	
17	112103	9121	07/24/02	205000	1440	0	7	1985	3	10454	N	N	4602 SW 317TH PL	
17	279150	0040	04/05/01	173000	1450	0	7	1988	3	7225	N	N	3036 SW 346TH PL	
17	951090	0270	06/22/01	199000	1450	620	7	1969	3	9000	N	N	3319 SW 327TH PL	
17	951090	0050	02/07/02	169950	1460	0	7	1968	3	7200	N	N	3320 SW 327TH ST	
17	951090	0350	11/20/01	174000	1460	0	7	1968	4	7826	N	N	32712 33RD AV SW	
17	279150	0370	11/14/02	185000	1460	0	7	1988	3	6665	N	N	34722 31ST CT SW	
17	921152	0410	09/10/02	193300	1460	0	7	1989	3	11593	N	N	4239 SW 338TH ST	
17	109960	0280	07/05/02	190000	1470	770	7	1976	3	6400	N	N	33305 35TH AV SW	
17	536020	0016	05/24/01	204950	1480	500	7	1967	4	12600	N	N	3202 SW 344TH ST	
17	109976	0040	05/14/01	210000	1480	430	7	1975	3	8100	N	N	3315 SW 330TH ST	
17	951090	0470	02/23/01	159900	1490	0	7	1969	3	13120	N	N	32730 32ND AV SW	
17	109961	0500	01/02/01	200000	1490	670	7	1976	3	6400	N	N	3728 SW 336TH ST	
17	638660	0010	04/13/01	169500	1500	0	7	1967	3	7754	N	N	2531 SW 325TH PL	
17	255700	0350	08/10/01	188000	1500	480	7	1987	3	7840	N	N	33739 29TH CT SW	
17	327900	0580	02/15/01	173500	1500	0	7	1980	3	10670	N	N	4019 SW 334TH PL	
17	873180	0770	09/13/01	177500	1500	0	7	1966	3	7400	N	N	2711 SW 321ST PL	
17	951090	0480	04/15/02	199700	1510	0	7	1969	3	13120	N	N	32722 32ND AV SW	
17	536020	0054	07/09/01	174950	1530	0	7	1995	3	8749	N	N	3002 SW 340TH ST	
17	010921	0410	06/18/01	187500	1530	0	7	1986	3	7227	N	N	2745 SW 342ND ST	
17	438800	0430	04/25/01	171000	1530	0	7	1969	3	10430	N	N	3008 SW 316TH ST	
17	954280	0430	12/11/02	187450	1530	0	7	1977	3	9100	N	N	33623 33RD PL SW	
17	176110	0240	12/12/02	187000	1540	0	7	1985	3	8494	N	N	34917 24TH CT SW	
17	308900	0010	11/28/01	184000	1550	0	7	1986	3	10125	N	N	3517 SW 340TH ST	
17	109975	0500	07/16/02	237000	1560	700	7	1975	4	6500	N	N	32922 33RD AV SW	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	109961	0850	05/29/02	177000	1560	0	7	1971	3	6840	N	N	33204 39TH AV SW	
17	502946	0450	09/05/01	187000	1570	0	7	1983	3	7094	N	N	2717 SW 349TH PL	
17	873216	0220	08/15/02	199950	1580	0	7	1983	3	9088	N	N	3106 SW 339TH ST	
17	109961	0060	06/13/01	169950	1590	0	7	1976	3	6600	N	N	3708 SW 332ND PL	
17	954280	1120	08/29/02	212000	1600	520	7	1978	3	8520	N	N	33607 30TH AV SW	
17	951090	0710	06/20/02	199950	1610	900	7	1972	4	8165	N	N	2831 SW 327TH ST	
17	109961	1150	07/02/01	166000	1610	0	7	1977	2	7650	N	N	33238 37TH AV SW	
17	109975	0620	07/11/01	184000	1620	0	7	1973	3	7700	N	N	32750 35TH AV SW	
17	932432	0020	09/26/02	207000	1660	0	7	1989	3	9826	N	N	2504 SW 322ND ST	
17	536020	0050	02/20/01	180000	1660	0	7	1988	3	7350	N	N	33914 35TH AV SW	
17	438801	0140	07/17/01	195000	1660	360	7	1975	3	8142	N	N	31301 33RD AV SW	
17	109961	1330	02/19/02	151500	1660	0	7	1976	3	6400	N	N	33232 36TH AV SW	
17	330630	0010	04/29/02	166950	1670	0	7	1968	4	10530	N	N	2354 SW 341ST PL	
17	921152	0260	12/26/02	192000	1670	0	7	1989	3	8799	N	N	4218 SW 338TH ST	
17	954280	0700	08/13/02	204000	1670	490	7	1978	3	7140	N	N	33406 33RD PL SW	
17	010060	0870	05/22/01	178000	1670	0	7	1975	3	7272	N	N	33509 28TH AV SW	
17	010060	1140	06/21/02	183500	1670	0	7	1975	3	7440	N	N	33600 28TH AV SW	
17	010060	0030	02/19/01	168500	1680	0	7	1976	3	7500	N	N	2621 SW 335TH CT	
17	502946	0560	05/22/01	187000	1690	0	7	1984	3	6800	N	N	34926 30TH AV SW	
17	894500	0960	11/13/02	168000	1700	0	7	1962	4	8850	N	N	2416 SW 330TH ST	
17	279150	0120	10/08/02	197000	1710	0	7	1988	3	7201	N	N	34627 31ST PL SW	
17	279150	0220	03/22/01	181000	1710	0	7	1988	3	7934	N	N	34829 31ST PL SW	
17	873196	0590	01/31/02	199950	1750	0	7	1975	4	8800	N	N	4136 SW 321ST ST	
17	873216	0110	08/16/01	200000	1770	0	7	1983	3	7928	N	N	3023 SW 339TH ST	
17	330630	0240	02/21/02	169000	1810	0	7	1968	3	12705	N	N	34010 22ND PL SW	
17	279150	0100	03/21/01	203000	1860	0	7	1988	3	7215	N	N	34615 31ST PL SW	
17	279150	0130	09/18/01	200000	1860	0	7	1988	3	7218	N	N	34701 31ST PL SW	
17	788878	0020	06/04/01	202000	1870	0	7	1992	3	7141	N	N	34419 32ND CT SW	
17	954280	0080	08/29/02	197500	1900	0	7	1978	3	6640	N	N	33209 32ND PL SW	
17	954280	0800	06/13/01	189900	1900	0	7	1978	3	8510	N	N	33224 32ND PL SW	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	122103	9077	06/20/01	245000	1900	750	7	1960	3	24393	N	N	2428 SW 316TH ST
17	921152	0530	10/16/01	194000	1920	0	7	1989	3	6744	N	N	4049 SW 337TH ST
17	921152	0020	03/27/01	218400	1940	0	7	1989	3	9560	N	N	4220 SW 337TH PL
17	896580	0010	03/15/02	188000	1960	0	7	1962	4	12135	N	N	2156 SW 326TH ST
17	279150	0190	03/10/01	215000	1980	0	7	1988	3	7215	N	N	34811 31ST PL SW
17	279150	0270	08/22/02	206950	1980	0	7	1988	3	7403	N	N	3002 SW 349TH PL
17	279150	0520	06/22/01	205000	1980	0	7	1988	3	7637	N	N	3023 SW 346TH PL
17	279150	0080	09/25/02	215000	2030	0	7	1988	3	7202	N	N	3107 SW 346TH PL
17	279150	0500	06/05/01	204950	2030	0	7	1988	3	8388	N	N	34721 31ST CT SW
17	788878	0010	05/25/01	218000	2120	0	7	1992	3	6935	N	N	34411 32ND CT SW
17	109961	0130	06/13/02	206500	2170	0	7	1977	3	6600	N	N	3750 SW 332ND PL
17	788878	0100	05/24/02	234950	2190	0	7	1992	3	7918	N	N	3118 SW 346TH PL
17	438800	0280	03/09/01	171800	2430	0	7	1970	3	8725	N	N	3010 SW 317TH PL
17	142103	9041	07/20/01	210000	2590	0	7	1986	3	13068	N	N	32212 47TH AV SW
17	109961	1080	04/28/02	205000	3020	0	7	1977	3	6400	N	N	33221 37TH AV SW
17	873180	1110	07/15/02	189000	1140	330	8	1968	4	8750	N	N	2313 SW 323RD ST
17	010920	0420	07/22/02	178500	1180	500	8	1979	3	5529	N	N	33905 26TH AV SW
17	010920	0430	07/03/01	177500	1180	100	8	1979	3	6956	N	N	33913 26TH AV SW
17	873196	0450	12/23/02	214000	1210	810	8	1971	3	7548	N	N	4134 SW 322ND ST
17	873195	1360	02/23/01	173000	1210	330	8	1968	3	8320	N	N	3808 SW 326TH ST
17	873198	3000	04/25/01	172250	1240	540	8	1975	3	9500	N	N	31705 42ND AV SW
17	873195	0510	07/05/01	160000	1250	0	8	1967	3	8000	N	N	32729 35TH AV SW
17	010921	0640	09/07/01	174950	1250	210	8	1983	3	7227	N	N	2728 SW 341ST ST
17	873180	0180	02/26/02	224950	1260	1260	8	1966	4	9700	N	N	32205 24TH AV SW
17	954280	1260	09/09/02	205000	1260	990	8	1978	3	8400	N	N	33767 32ND AV SW
17	873198	1340	01/14/02	242000	1270	940	8	2000	3	7300	N	N	31509 37TH AV SW
17	193840	0100	08/01/02	197500	1280	690	8	1978	3	6700	N	N	31814 24TH AV SW
17	873202	0380	11/08/02	208000	1280	520	8	1978	3	10374	N	N	32215 45TH PL SW
17	873201	0290	06/24/02	219500	1290	400	8	1978	4	11270	N	N	32832 43RD PL SW
17	010920	0550	10/24/01	186950	1290	600	8	1979	3	8466	N	N	33936 28TH PL SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	193840	0040	10/22/01	189950	1300	330	8	1976	3	10200	N	N	2401 SW 319TH PL	
17	193840	0120	08/07/02	185500	1300	330	8	1976	3	7000	N	N	31802 24TH AV SW	
17	873201	0150	08/23/01	230100	1300	960	8	1980	3	10350	N	N	32509 43RD PL SW	
17	873198	2320	10/17/01	205000	1300	380	8	1970	4	8000	N	N	31435 40TH AV SW	
17	873201	0220	09/27/01	189000	1320	290	8	1978	3	8296	N	N	32819 43RD PL SW	
17	873201	0440	09/13/01	215000	1320	590	8	1979	3	10010	N	N	32516 43RD PL SW	
17	873190	0700	06/20/02	190000	1320	0	8	1968	4	8400	N	N	32129 33RD AV SW	
17	873203	0410	06/12/01	175000	1330	490	8	1978	3	7500	N	N	4113 SW 327TH PL	
17	255700	0530	02/06/01	189999	1330	570	8	1981	3	8670	N	N	2731 SW 337TH ST	
17	255700	0780	04/24/01	193900	1330	570	8	1979	3	7200	N	N	2608 SW 337TH ST	
17	255700	0890	10/25/02	224500	1330	500	8	1979	3	7957	N	N	33611 26TH CT SW	
17	294451	0050	03/24/02	235000	1350	900	8	1995	3	7770	N	N	3108 SW 342ND ST	
17	294451	0210	06/28/01	245000	1350	820	8	1996	3	8141	N	N	34320 31ST AV SW	
17	873201	0380	12/05/02	202500	1350	700	8	1979	3	8806	N	N	4218 SW 328TH ST	
17	873198	0540	10/16/01	183500	1350	550	8	1980	3	14400	N	N	31402 36TH AV SW	
17	873201	0200	11/22/02	217500	1360	900	8	1978	3	8704	N	N	32807 43RD PL SW	
17	873198	0570	04/12/02	194500	1360	630	8	1979	3	9790	N	N	31310 36TH AV SW	
17	010921	0020	05/29/02	196500	1380	360	8	1985	3	7210	N	N	34120 30TH AV SW	
17	873195	1570	11/28/01	195000	1380	630	8	1970	3	8080	N	N	32724 40TH AV SW	
17	193840	0140	12/13/02	222500	1390	670	8	1977	4	6800	N	N	2406 SW 318TH ST	
17	193840	0050	08/13/01	183000	1400	0	8	1976	3	9600	N	N	31844 24TH AV SW	
17	873180	0220	04/19/01	195000	1400	600	8	1968	3	8900	N	N	32235 24TH AV SW	
17	873198	0610	06/20/02	268000	1400	890	8	1977	4	18145	N	N	31212 36TH AV SW	
17	873195	1150	04/18/02	229950	1400	700	8	1968	4	8415	N	N	3656 SW 328TH ST	
17	193840	0030	05/09/02	199000	1420	480	8	1976	3	8625	N	N	2407 SW 319TH PL	
17	010920	0540	05/23/02	177000	1420	650	8	1979	3	8160	N	N	33942 28TH PL SW	
17	873196	0070	02/19/02	197000	1430	740	8	1977	2	8300	N	N	32517 40TH CT SW	
17	255700	0580	04/16/01	195000	1430	390	8	1981	4	8000	N	N	33735 27TH PL SW	
17	255700	0620	04/15/02	204000	1430	390	8	1981	4	7770	N	N	33736 27TH PL SW	
17	255700	0660	03/14/02	208500	1430	390	8	1981	3	8250	N	N	33712 27TH PL SW	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
17	873203	0080	04/01/02	187000	1450	0	8	1978	3	8378	N	N	4112 SW 327TH PL
17	873201	0450	01/16/02	190450	1450	0	8	1979	3	10010	N	N	32510 43RD PL SW
17	873195	0270	02/27/01	183950	1460	0	8	1968	3	8991	N	N	3941 SW 328TH ST
17	873195	0370	06/26/01	199350	1460	0	8	1967	4	8748	N	N	32715 36TH AV SW
17	193840	0570	09/16/02	210000	1460	810	8	1978	3	8448	N	N	2421 SW 318TH PL
17	873195	1240	07/18/02	199999	1460	0	8	1968	3	11024	N	N	3803 SW 327TH ST
17	873198	3130	02/04/02	183000	1460	750	8	1974	3	8000	N	N	3765 SW 319TH ST
17	873201	0340	02/23/01	210000	1470	800	8	1979	3	7500	N	N	4243 SW 328TH ST
17	193840	0360	08/23/01	199950	1470	810	8	1978	3	7469	N	N	31831 25TH AV SW
17	873201	0510	12/20/02	241875	1470	1150	8	1981	4	9240	N	N	32525 42ND PL SW
17	873198	1300	10/24/02	183500	1470	0	8	1971	3	7900	N	N	3727 SW 313TH ST
17	873195	1410	03/22/02	215995	1470	720	8	1969	3	10864	N	N	32556 39TH AV SW
17	010920	0530	08/13/01	209900	1480	460	8	1979	4	5950	N	N	2832 SW 340TH PL
17	873195	0750	01/31/01	168950	1490	0	8	1968	3	8400	N	N	32601 35TH AV SW
17	179000	0110	03/28/02	230000	1500	1050	8	1978	3	23224	N	N	2159 SW 316TH ST
17	873204	0580	11/04/02	209900	1500	350	8	1979	3	7200	N	N	3949 SW 329TH PL
17	873195	0670	03/22/02	216950	1500	1500	8	1967	4	9576	N	N	3204 SW 326TH ST
17	873204	0490	10/25/02	219500	1510	360	8	1979	3	8000	N	N	4113 SW 329TH PL
17	873198	2930	05/21/02	218000	1510	700	8	1973	3	11430	N	N	31615 42ND AV SW
17	873198	0760	08/23/02	290000	1530	1030	8	1976	4	7548	N	N	31503 36TH AV SW
17	954280	1300	10/19/01	210000	1550	610	8	1978	3	10800	N	N	33819 32ND CT SW
17	873199	0590	12/27/02	219950	1560	770	8	1978	3	7200	Y	N	4151 SW 314TH ST
17	873180	0260	10/28/01	224950	1570	700	8	1966	3	10500	N	N	32212 25TH AV SW
17	873190	0060	06/15/01	182000	1580	0	8	1968	3	9000	N	N	2604 SW 320TH PL
17	193840	0350	07/18/02	207000	1580	480	8	1978	3	6390	N	N	31825 25TH AV SW
17	255700	0650	12/28/01	179950	1580	0	8	1981	3	7700	N	N	33718 27TH PL SW
17	873190	0130	10/25/01	203000	1590	810	8	1970	3	11832	N	N	2646 SW 320TH PL
17	255700	0380	12/14/01	204950	1590	980	8	1979	3	9000	N	N	33753 29TH CT SW
17	873198	2440	02/20/02	243000	1590	1060	8	1973	3	7500	N	N	31600 41ST AV SW
17	873190	1050	09/17/02	203500	1600	0	8	1967	4	8400	N	N	32132 33RD AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	873190	0200	02/05/01	199950	1620	1020	8	1967	2	7500	N	N	2719 SW 322ND ST	
17	873180	0250	10/25/01	199950	1620	600	8	1966	4	8400	N	N	32218 25TH AV SW	
17	873190	1620	08/09/02	241400	1620	990	8	1968	4	7548	N	N	3248 SW 325TH ST	
17	873198	1620	06/15/01	189000	1620	0	8	1974	4	9000	N	N	31756 42ND AV SW	
17	873198	2180	02/27/02	186655	1620	0	8	1969	4	10000	N	N	3920 SW 316TH ST	
17	294451	0110	05/07/01	196000	1630	0	8	1995	3	7721	N	N	3212 SW 342ND ST	
17	954280	1450	12/28/01	219000	1630	760	8	1978	3	8400	N	N	33759 31ST AV SW	
17	873202	0050	03/22/01	180000	1640	0	8	1978	3	8075	N	N	4319 SW 320TH PL	
17	873201	0130	05/22/02	314900	1640	1510	8	1980	4	7644	Y	Y	4222 SW 325TH ST	
17	010920	0210	02/20/02	220000	1640	600	8	1981	3	7000	N	N	2843 SW 340TH PL	
17	873190	1240	02/22/02	195000	1640	0	8	1971	3	10500	N	N	32305 29TH AV SW	
17	873198	2450	12/11/02	214500	1640	480	8	1973	3	8000	N	N	31526 41ST AV SW	
17	873198	1010	09/20/01	212000	1660	440	8	1973	3	11640	N	N	3646 SW 317TH CT	
17	873195	0630	10/01/01	197500	1670	0	8	1967	4	15876	N	N	32616 32ND AV SW	
17	873190	2040	04/17/01	173500	1690	0	8	1966	3	8100	N	N	32511 30TH AV SW	
17	010921	0140	03/20/02	196000	1710	0	8	1983	3	7480	N	N	2826 SW 341ST CT	
17	255700	0550	06/26/02	191000	1710	0	8	1981	3	9180	N	N	2715 SW 337TH ST	
17	010920	0190	09/21/01	212500	1720	270	8	1981	4	7313	N	N	2853 SW 340TH PL	
17	873190	0240	08/26/02	198950	1720	0	8	1966	4	7740	N	N	32026 28TH AV SW	
17	873198	1580	07/23/01	210000	1730	570	8	1973	3	8000	N	N	3762 SW 319TH ST	
17	873180	0820	10/10/01	160000	1740	0	8	1966	3	7350	N	N	32225 27TH AV SW	
17	873195	0300	05/17/01	240000	1750	1000	8	1968	4	7700	N	N	3629 SW 328TH ST	
17	873190	2620	01/29/02	225000	1770	600	8	1967	4	8280	N	N	4028 SW 321ST ST	
17	294450	0320	03/22/02	242000	1780	510	8	1991	3	8497	N	N	2824 SW 342ND PL	
17	873202	0460	01/23/02	192000	1780	0	8	1978	3	7227	N	N	32221 46TH PL SW	
17	873198	3280	03/14/01	215700	1790	1000	8	1973	3	7800	N	N	31931 36TH AV SW	
17	873190	0490	06/22/01	188000	1810	0	8	1967	4	7125	N	N	2936 SW 323RD ST	
17	150310	0030	09/09/02	205000	1830	0	8	1962	4	16569	N	N	31416 SW CENTURY BL SW	
17	873202	0670	09/25/01	253500	1830	0	8	1978	3	9620	Y	Y	4301 SW 323RD ST	
17	150330	0040	06/22/01	220000	1850	0	8	1971	4	13200	N	N	2745 SW 315TH ST	

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**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	255700	0720	02/20/01	183900	1870	0	8	1980	3	7140	N	N	2633 SW 337TH ST	
17	279150	0320	07/08/02	228950	1880	0	8	1990	3	6480	N	N	34711 30TH AV SW	
17	255700	0800	03/28/01	194750	1880	0	8	1979	3	10000	N	N	2624 SW 337TH ST	
17	440670	0010	04/17/01	235000	1890	0	8	2000	3	7281	N	N	34422 35TH PL SW	
17	873198	0060	12/27/02	340000	1900	1120	8	1973	4	7900	N	N	31954 36TH AV SW	
17	873198	0090	05/18/01	239500	1900	1120	8	1973	3	8000	N	N	31936 36TH AV SW	
17	873198	1770	10/24/01	217000	1900	0	8	1973	4	8000	N	N	3909 SW 317TH ST	
17	873190	2610	04/03/02	181000	1900	0	8	1972	2	7980	N	N	4032 SW 321ST ST	
17	294451	0120	09/21/01	244000	1930	0	8	1995	3	8914	N	N	34207 31ST AV SW	
17	873180	0570	04/22/02	224500	1940	0	8	1965	4	8820	N	N	32211 26TH AV SW	
17	873190	1690	08/22/01	230000	1940	0	8	1967	4	10530	N	N	3530 SW 325TH ST	
17	873190	0250	02/12/02	200000	1960	0	8	1966	3	7000	N	N	32026 28TH AV SW	
17	873190	2340	01/24/01	196000	1960	0	8	1967	3	6177	N	N	32105 40TH AV SW	
17	873202	0740	07/26/02	275000	1980	0	8	1979	3	8025	Y	Y	4221 SW 323RD ST	
17	873195	1280	06/20/02	200000	1980	0	8	1968	3	8160	N	N	3826 SW 327TH ST	
17	873195	1120	07/09/02	195000	1990	0	8	1969	4	7900	N	N	3644 SW 328TH ST	
17	873196	0240	04/04/02	272000	2000	0	8	1973	4	8000	Y	Y	3919 SW 324TH ST	
17	873180	0830	03/05/02	230000	2000	0	8	1966	3	7500	N	N	2706 SW 323RD ST	
17	294451	0010	09/12/01	229950	2020	0	8	1995	3	9208	N	N	3004 SW 342ND ST	
17	010921	0320	08/02/02	196000	2020	0	8	1981	4	7200	N	N	2844 SW 342ND ST	
17	873198	2550	06/12/02	200000	2020	0	8	1969	3	8800	Y	N	31413 41ST AV SW	
17	242103	9117	04/09/02	217500	2030	0	8	1994	3	8959	N	N	34918 23RD AV SW	
17	873190	1600	02/28/01	227000	2050	0	8	1969	4	7752	N	N	3236 SW 325TH ST	
17	873195	1460	09/11/02	205905	2100	0	8	1969	3	7500	N	N	32607 39TH AV SW	
17	150310	0290	05/08/02	198275	2120	0	8	1963	3	9963	N	N	2905 SW CENTURY BL SW	
17	193840	0400	04/24/01	199950	2140	0	8	1977	3	12099	N	N	31851 25TH AV SW	
17	873202	0360	07/18/02	215000	2200	0	8	1978	3	10406	N	N	32218 45TH PL SW	
17	873198	2880	08/08/01	200000	2210	0	8	1969	3	11000	N	N	31521 42ND AV SW	
17	294450	0570	08/20/01	239000	2230	0	8	1989	3	7807	N	N	2726 SW 343RD PL	
17	873198	2820	03/26/01	196000	2230	0	8	1972	3	8000	N	N	31512 42ND AV SW	

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**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	294450	0020	08/01/01	236000	2260	0	8	1993	3	7400	N	N	34332 27TH AV SW	
17	294450	0030	09/19/01	230000	2260	0	8	1989	3	7621	N	N	34326 27TH AV SW	
17	440670	0040	11/07/01	264250	2260	0	8	2001	3	7410	N	N	34504 35TH PL SW	
17	294450	0580	10/22/02	247000	2260	0	8	1989	3	7807	N	N	2732 SW 343RD PL	
17	873202	0780	10/01/02	233000	2270	0	8	1978	4	7200	N	N	4234 SW 323RD ST	
17	294450	0080	03/06/01	239950	2280	0	8	1990	3	7623	N	N	2647 SW 343RD ST	
17	873195	0040	10/05/01	290000	2310	800	8	1969	3	8400	Y	Y	32613 39TH PL SW	
17	294450	0130	12/30/02	249950	2310	0	8	1990	3	8662	N	N	2605 SW 343RD ST	
17	294450	0360	04/22/01	245000	2350	0	8	1991	3	8580	N	N	2924 SW 342ND PL	
17	873198	2910	05/17/02	300000	2350	0	8	1969	3	11696	N	N	31601 42ND AV SW	
17	150310	0390	07/15/02	215000	2360	0	8	1962	4	12158	N	N	31427 SW CENTURY BL SW	
17	193840	0270	02/19/02	214950	2380	0	8	1977	4	7888	N	N	2428 SW 317TH ST	
17	873195	0070	02/28/02	340000	2400	1640	8	1968	4	9840	Y	Y	32631 39TH PL SW	
17	440670	0050	11/13/01	267000	2460	0	8	2001	3	8325	N	N	34508 35TH PL SW	
17	954280	1480	07/19/01	228500	2470	0	8	1978	3	8050	N	N	33811 31ST AV SW	
17	873180	1020	01/18/02	199000	2520	0	8	1967	3	9500	N	N	2527 SW 323RD ST	
17	873202	0140	09/12/02	237000	2540	0	8	1978	3	8550	N	N	4315 SW 321ST ST	
17	873203	0500	12/26/01	200000	2550	0	8	1977	4	7800	N	N	4011 SW 328TH ST	
17	873190	1400	08/12/02	238400	2660	0	8	1976	3	9000	N	N	32404 29TH AV SW	
17	873190	2160	10/29/01	253000	2680	0	8	1971	4	8560	N	N	32536 30TH AV SW	
17	873190	0090	06/27/02	225950	2710	0	8	1966	4	8400	N	N	2622 SW 320TH PL	
17	873195	0610	02/21/01	188000	2750	0	8	1967	3	8840	N	N	3201 SW 326TH ST	
17	327905	0050	04/18/01	287000	2850	0	8	2000	3	12522	N	N	4204 SW 331ST PL	
17	327905	0170	04/16/01	315000	3030	0	8	2000	3	8612	N	N	33110 42ND PL SW	
17	873195	0420	11/26/01	236950	3110	0	8	1967	4	12000	N	N	32736 36TH AV SW	
17	873198	3290	10/19/01	227950	3140	0	8	1973	3	8000	N	N	31937 36TH AV SW	
17	873198	1360	04/23/01	239950	3220	0	8	1976	3	7700	N	N	31603 37TH AV SW	
17	873199	0430	10/16/01	236000	3230	0	8	1978	3	8800	N	N	4217 SW 314TH PL	
17	873195	0800	07/18/01	235000	3230	0	8	1968	4	7794	N	N	3516 SW 327TH ST	
17	873195	1110	04/01/02	230000	3360	0	8	1970	3	7900	N	N	3638 SW 328TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 53**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
17	873198	2860	12/03/02	233000	3370	0	8	1969	3	20800	N	N	31511 42ND AV SW	
17	873190	0550	12/11/01	260000	3490	0	8	1967	4	8400	N	N	32148 32ND AV SW	
17	873198	2990	02/13/01	259950	3610	0	8	1973	4	10355	N	N	4213 SW 317TH ST	
17	873190	2460	10/08/02	300000	3670	0	8	1967	4	9975	Y	Y	3809 SW 321ST ST	
17	873190	2220	07/17/01	239000	3700	0	8	1968	4	9090	N	N	32013 41ST AV SW	
17	536020	0018	12/03/02	223300	3900	0	8	1972	3	31595	N	N	3210 SW 344TH ST	
17	873199	0230	11/27/02	288000	1350	1340	9	1978	2	25000	Y	N	31300 42ND PL SW	
17	873199	0010	09/10/02	430000	1360	1350	9	1977	4	8500	Y	N	3904 SW 313TH ST	
17	873198	0510	12/09/02	260000	1410	750	9	1976	3	24015	N	N	31426 36TH AV SW	
17	873195	0110	04/04/02	352000	1720	1300	9	1985	3	11178	Y	Y	32655 39TH PL SW	
17	873198	0020	09/19/02	288500	1830	860	9	1974	4	7900	N	N	31978 36TH AV SW	
17	873199	0330	09/17/01	310000	1930	1810	9	1978	4	12800	N	N	31411 42ND PL SW	
17	873196	0040	07/25/01	339000	1940	950	9	1991	3	11520	Y	Y	32552 41ST AV SW	
17	873190	1770	05/02/02	360000	2030	1500	9	1967	4	8058	Y	Y	32509 39TH PL SW	
17	873198	2030	05/02/02	231000	2040	0	9	1974	3	8000	N	N	31541 39TH AV SW	
17	873199	0690	06/18/02	319000	2090	0	9	1977	3	7840	Y	N	4128 SW 314TH ST	
17	873195	0990	06/20/02	232000	2250	0	9	1969	3	11800	N	N	32549 36TH AV SW	
17	873196	0250	08/15/01	298000	2400	0	9	1973	3	8140	Y	Y	3911 SW 324TH ST	
17	873198	0710	03/28/01	363800	2500	1140	9	1976	4	8000	Y	N	31401 36TH AV SW	
17	327905	0020	07/11/01	375000	2700	0	9	2001	3	14481	N	N	4230 SW 331ST PL	
17	873198	1750	07/16/02	300000	2730	0	9	1991	3	8000	N	N	3925 SW 317TH ST	
17	873180	0970	02/20/02	248500	2840	0	9	1965	4	9000	N	N	32304 26TH PL SW	
17	873198	2800	05/16/02	235000	3170	0	9	1972	2	8000	N	N	31528 42ND AV SW	
17	873198	2540	09/18/02	306000	3270	0	9	1969	3	9000	Y	N	31405 41ST AV SW	
17	873198	1530	11/21/02	329500	3430	0	9	1984	4	8000	N	N	3724 SW 319TH ST	
17	058755	0550	12/16/02	680000	2350	1330	10	1997	3	14012	Y	N	30918 37TH PL SW	
17	058755	0390	04/06/01	600000	2400	2380	10	1998	3	16549	Y	N	30825 36TH CT SW	
17	058755	0040	01/22/02	570000	3110	800	10	1991	3	13670	Y	N	30937 37TH PL SW	
17	058755	0210	10/01/02	610000	3540	0	10	1989	3	30407	Y	N	31114 36TH AV SW	
17	058755	0280	09/24/02	545000	3550	690	10	1989	3	25639	Y	N	30924 36TH AV SW	

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
13	064300	0140	08/14/01	141116	NON-REPRESENTATIVE SALE;
13	082104	9230	12/17/02	122500	GOVERNMENT AGENCY;
13	091900	0150	08/28/01	140000	BANKRUPTCY - RECEIVER OR TRUSTEE;
13	150240	0110	04/02/02	49400	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
13	150241	0140	02/20/01	150000	NON-REPRESENTATIVE SALE;
13	174500	0040	09/23/02	142000	FORCED SALE; DIVORCE;
13	174510	0070	12/05/01	150000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	178870	0020	12/12/01	55000	QUIT CLAIM DEED;
13	178870	0195	03/20/02	110000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	178880	0140	01/23/01	103000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	178880	0580	10/23/02	125000	GOVERNMENT AGENCY;
13	178890	0170	12/21/01	118000	NON-REPRESENTATIVE SALE;
13	178890	0310	11/12/02	50000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	178890	0380	07/18/02	70000	NON-REPRESENTATIVE SALE;
13	178890	0550	12/12/01	52500	QUIT CLAIM DEED;
13	241330	0090	11/21/01	175000	BANKRUPTCY - RECEIVER OR TRUSTEE;
13	241330	0170	12/06/02	87405	QUIT CLAIM DEED;
13	241330	0220	05/24/02	151000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	241330	0710	04/09/01	145000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	326070	0300	06/18/01	114479	QUIT CLAIM DEED;
13	326070	0590	11/20/02	150000	NON-REPRESENTATIVE SALE;
13	326070	0870	03/20/02	151028	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
13	339180	0130	09/25/02	73467	QUIT CLAIM DEED;
13	339180	0140	06/21/01	125000	NON-REPRESENTATIVE SALE;
13	339190	0140	08/14/01	137500	NON-REPRESENTATIVE SALE;
13	339210	0280	08/02/01	143092	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
13	358400	0390	10/01/01	116000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	416795	0260	08/21/01	165000	NON-REPRESENTATIVE SALE;
13	515320	0551	01/26/01	47458	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
13	515390	0130	03/08/01	51039	PARTIAL INTEREST (1/3, 1/2, Etc.);
13	525980	0490	08/08/01	118919	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE;
13	555730	0350	11/27/01	165000	FORCED SALE;
13	555750	0140	12/12/02	50378	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	555820	0030	03/18/02	61498	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
13	556000	1020	06/14/02	180941	NON-REPRESENTATIVE SALE;
13	609390	0260	09/11/02	61904	QUESTIONABLE PER APPRAISAL; QUIT CLAIM DEED;
13	609400	0110	06/07/02	20000	PARTIAL INTEREST (1/3, 1/2, Etc.);
13	731640	0070	08/31/01	216000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
13	787500	0060	03/14/02	29500	QUIT CLAIM DEED; STATEMENT TO DOR;
13	787520	0235	06/12/01	40513	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
13	787520	0285	06/27/01	155000	CONTRACT OR CASH SALE;
13	794160	0370	12/14/01	155000	RELATED PARTY, FRIEND, OR NEIGHBOR;
13	794170	0200	12/12/01	60000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
13	794300	0320	10/14/02	170000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
13	858800	0080	05/15/01	290000	CHANGE OF USE;
13	858800	0095	05/15/01	270000	CHANGE OF USE;
13	858800	0255	06/21/01	116000	NON-REPRESENTATIVE SALE;
17	010060	0080	04/13/01	66642	STATEMENT TO DOR;
17	010060	0290	01/08/02	14473	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	010060	0300	02/15/01	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
17	010060	0920	03/07/01	190000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	010060	1060	12/14/01	151000	NON-REPRESENTATIVE SALE;
17	010920	0370	10/23/02	53000	QUIT CLAIM DEED;
17	010920	0470	10/10/02	90250	QUIT CLAIM DEED;
17	010920	0750	06/26/02	183000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	010921	0180	07/10/01	59266	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
17	010921	0310	05/16/02	157151	EXEMPT FROM EXCISE TAX;
17	011470	0090	04/04/02	166500	BANKRUPTCY - RECEIVER OR TRUSTEE;
17	058755	0560	10/07/02	580000	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	109960	0490	07/23/01	150950	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	109960	0700	07/15/02	98000	NON-REPRESENTATIVE SALE;
17	109961	0440	12/24/01	71024	QUIT CLAIM DEED;
17	109961	1070	03/28/01	68500	STATEMENT TO DOR;
17	109975	0060	07/25/01	139000	EXEMPT FROM EXCISE TAX;
17	109975	0610	05/07/02	186350	RELOCATION - SALE BY SERVICE;
17	109976	0380	04/13/01	184251	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	150330	0120	09/13/02	125665	QUIT CLAIM DEED;
17	150330	0140	11/19/01	164900	NO MARKET EXPOSURE; TENANT;
17	176110	0490	11/27/02	200000	SELLING OR BUYING COSTS AFFECTING SALE PRICE;
17	242103	9011	09/13/02	144000	QUIT CLAIM DEED;
17	242103	9090	05/07/01	62537	QUIT CLAIM DEED;
17	255700	0190	05/24/01	19500	QUIT CLAIM DEED; STATEMENT TO DOR;
17	279150	0050	02/14/01	75977	QUIT CLAIM DEED;
17	294451	0030	01/17/02	186000	NON-REPRESENTATIVE SALE;
17	308900	0129	12/13/01	103000	BANKRUPTCY -
17	327900	0470	05/20/02	131000	NON-REPRESENTATIVE SALE;
17	330620	0025	01/12/02	112032	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR;
17	330620	0060	07/23/01	44668	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	330620	0080	12/12/02	160000	GOVERNMENT AGENCY;
17	330630	0640	06/06/01	111000	EXEMPT FROM EXCISE TAX;
17	351800	0030	07/26/01	83000	QUIT CLAIM DEED;
17	351800	0050	05/14/01	139000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	438800	0180	06/26/01	134000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	438801	0170	11/20/02	230000	NON-REPRESENTATIVE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 53**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
17	502945	0280	02/02/02	78087	QUIT CLAIM DEED;
17	502945	0570	03/07/02	76168	QUIT CLAIM DEED;
17	502945	0950	10/04/02	154500	GOVERNMENT AGENCY;
17	502946	0260	08/19/02	140000	NON-REPRESENTATIVE SALE;
17	536020	0005	09/04/01	123407	SEGREGATION AND/OR MERGER;
17	638515	0140	04/04/01	158500	STATEMENT TO DOR;
17	638660	0050	04/16/02	130648	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	788878	0050	08/19/02	250000	NON-REPRESENTATIVE SALE;
17	788878	0110	08/13/01	200000	NON-REPRESENTATIVE SALE;
17	797200	0250	10/22/02	174000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	858120	0030	03/21/01	155000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	873190	0980	05/14/01	152870	FORCED SALE; EXEMPT FROM EXCISE TAX;
17	873190	1820	12/10/02	169500	TRADE;
17	873195	1200	06/28/02	238000	FORCED SALE;
17	873196	0810	05/17/01	235000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
17	873198	1590	08/08/02	175000	TENANT;
17	873198	2310	05/17/02	175050	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	873199	0450	12/10/02	178864	GOVERNMENT AGENCY; FORCED SALE;
17	873202	0350	10/08/02	121117	QUIT CLAIM DEED;
17	873204	0340	12/17/01	140000	NON-REPRESENTATIVE SALE;
17	873213	0980	12/19/02	219500	QUIT CLAIM DEED;
17	873213	1150	09/10/01	154000	NON-REPRESENTATIVE SALE;
17	873216	0210	09/13/02	155000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
17	894430	0590	02/15/01	138000	NON-REPRESENTATIVE SALE;
17	894500	0080	09/12/01	139000	BANKRUPTCY - RECEIVER OR TRUSTEE;
17	894500	0300	10/03/02	123000	GOVERNMENT AGENCY;
17	894500	0620	06/04/02	130900	NON-REPRESENTATIVE SALE;
17	894500	0690	08/01/02	125000	NON-REPRESENTATIVE SALE;
17	894500	0890	05/13/02	48032	QUIT CLAIM DEED;
17	894500	1000	09/24/02	115000	BANKRUPTCY - RECEIVER OR TRUSTEE;
17	894520	0220	02/01/02	127369	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	894520	0830	08/17/01	131611	EXEMPT FROM EXCISE TAX;
17	896580	0110	10/29/01	75741	QUIT CLAIM DEED; STATEMENT TO DOR;
17	921150	0060	09/28/01	164500	NON-REPRESENTATIVE SALE;
17	921152	0120	09/19/01	240000	RELATED PARTY, FRIEND, OR NEIGHBOR;
17	921152	0370	09/27/02	68683	QUIT CLAIM DEED;
17	932090	0010	04/19/01	93000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	932090	0860	02/20/02	85400	BANKRUPTCY - RECEIVER OR TRUSTEE;
17	932431	0030	09/13/01	119000	QUIT CLAIM DEED;
17	951090	0130	11/18/02	10000	QUIT CLAIM DEED;
17	951090	0260	02/21/02	178000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
17	954280	0090	11/12/01	175000	PARTIAL INTEREST (1/3, 1/2, Etc.);
17	954280	0550	05/02/01	165000	NON-REPRESENTATIVE SALE;
17	954280	1720	06/14/02	78646	QUIT CLAIM DEED;

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub-areas grades, living area, and age of homes. In addition the resulting assessment level is .993%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +5.3%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

### **Area 53 Physical Inspection Ratio Confidence Intervals**

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0994.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=6	102	0.924	0.973	5.3%	0.957	0.989
7	561	0.947	0.997	5.3%	0.992	1.002
8	209	0.944	0.996	5.5%	0.986	1.006
9	19	0.908	0.994	9.5%	0.963	1.025
10	5	0.881	0.985	11.9%	0.819	1.152
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	4	1.049	1.000	-4.7%	0.868	1.132
1951-1969	372	0.935	0.992	6.2%	0.985	0.999
1970-1979	282	0.950	0.996	4.9%	0.988	1.004
1980-1989	168	0.946	0.998	5.6%	0.990	1.007
1990-2003	70	0.929	0.988	6.3%	0.969	1.006
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	10	1.070	1.020	-4.6%	0.964	1.077
Average	680	0.949	0.996	4.9%	0.991	1.001
Good-Very Good	206	0.911	0.988	8.4%	0.979	0.997
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	747	0.939	0.990	5.4%	0.985	0.994
1.5	21	0.969	1.025	5.7%	0.993	1.057
2	128	0.950	1.010	6.3%	0.998	1.022
Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1-1000	158	0.932	0.987	5.9%	0.976	0.998
1001-1500	476	0.938	0.992	5.7%	0.986	0.997
1501-2000	166	0.957	0.996	4.1%	0.986	1.006
2001-7500	96	0.941	1.007	7.0%	0.991	1.022
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	869	0.944	0.995	5.4%	0.990	0.999
Y	27	0.905	0.985	8.8%	0.949	1.021

## ***Area 53 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0994.

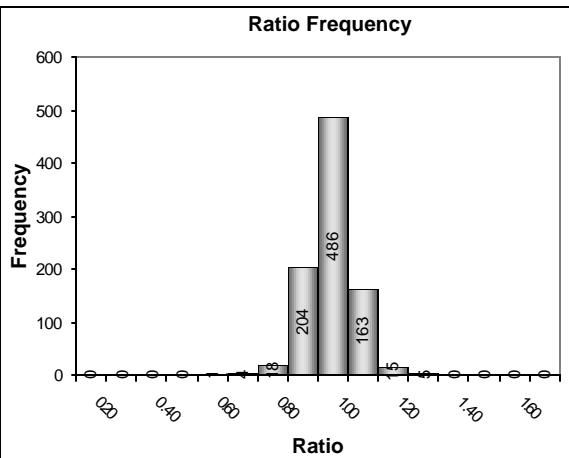
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2002	2003	Percent Change	2003 Lower	2003 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	882	0.942	0.995	5.6%	0.990	0.999
Y	14	0.930	0.973	4.5%	0.925	1.020
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
13	325	0.942	0.992	5.2%	0.984	0.999
17	571	0.941	0.995	5.8%	0.990	1.001
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<7000	113	0.944	0.992	5.1%	0.980	1.005
7000-7999	252	0.947	0.995	5.1%	0.987	1.002
8000-9999	348	0.935	0.995	6.5%	0.988	1.002
=>10000	183	0.945	0.993	5.0%	0.982	1.003

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> SW/Team 2	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 5/29/2003	<b>Sales Dates:</b> 1/2001- 12/2002
<b>Area</b> Twin Lakes/53	<b>Analyst ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 896 Mean Assessed Value 176,200 Mean Sales Price 187,100 Standard Deviation AV 43.309 Standard Deviation SP 48,872			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.946 Median Ratio 0.947 Weighted Mean Ratio 0.942			
<b>UNIFORMITY</b>			
Lowest ratio 0.542 Highest ratio: 1.285 Coefficient of Dispersion 6.08% Standard Deviation 0.077 Coefficient of Variation 8.15%			
<b>Price Related Differential (PRD)</b>			
1.004			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.940 Upper limit 0.954			
<b>95% Confidence: Mean</b> Lower limit 0.941 Upper limit 0.951			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 7630 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.077 <b>Recommended minimum:</b> 10 Actual sample size: 896 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 439 # ratios above mean: 457 Z: 0.601 <b>Conclusion:</b> <i>Normal*</i> <i>*i.e. no evidence of non-normality</i>			

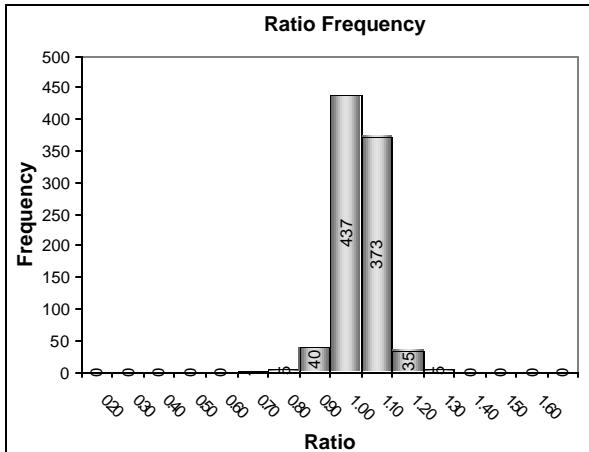


**COMMENTS:**

1 to 3 Unit Residences throughout area 53

## 2003 Improved Parcel Ratio Analysis

<b>District/Team:</b> SW/Team 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 5/29/2003	<b>Sales Dates:</b> 1/2001 - 12/2002																								
<b>Area</b> Twin Lakes/53	<b>Analyst ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No																								
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### COMMENTS:

1 to 3 Unit Residences throughout area 53

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly*

*located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

#### **Special assumptions and limiting conditions:**

*That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

*That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

*That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.*

*That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*

*That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*

*That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*

*That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*

*That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*

*Exterior inspections were made of all properties however, due to lack of access few received interior inspections.*

*The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*

*We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.*

*We have attempted to segregate personal property from the real estate in our appraisals.*

*We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.*

*We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*

*The appraisers have no personal interest or bias toward any properties that they appraise.*

***Departure Provisions:***

***Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception***

**SR 6-2 (g)**

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*



**King County**  
**Department of Assessments**  
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Seattle, WA 98104-2384

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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

A handwritten signature in black ink that reads "Scott Noble".

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr